



Connells

Rydon Park Rydon Lane
Exeter



Property Description

GUIDE PRICE £200,000 - £210,000

Situated within the popular Rydon Park development on Rydon Lane, Exeter, this spacious three bedroom park home offers generous and flexible accommodation throughout.

The property features a large living/dining area, creating an excellent space for relaxing and entertaining, with access through to an additional garden room that further enhances the living space and overlooks the garden.

The modern fitted kitchen provides ample storage and workspace and is complemented by a separate utility area for added practicality. There are three bedrooms in total, with one offering flexibility as an optional bedroom, study, or hobby room. The principal bedroom also benefits from its own en-suite shower room.

Externally, the property enjoys a corner plot position with a private enclosed rear garden designed for ease of maintenance. Gated access is available to both sides of the property, while further raised garden areas and an outside garden shed provide additional outdoor space and storage. The property also benefits from private off-road parking for two vehicles.

Offering spacious accommodation, versatile living areas, and excellent outdoor space, this park home presents a fantastic opportunity in a convenient and well-regarded location.

Agents Notes

There are restrictions relating to the keeping of pets (1 pet only) and keeping boats, caravans or mobile homes on site.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Pitch Fee for 12 months (April 2026 - March 2027) is £2000.44

Entrance Hall

Sliding door, storage, wall mounted radiator.

Living Room

Two double glazed front aspect bay windows, 1 double glazed rear aspect window, feature fireplace, French doors to garden room, two wall mounted radiators. Open arch to...

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, oven and hob with extractor over, sink unit, wall mounted radiator. Arch to...

Utility

Door to rear garden, wall units, worktops, space for appliances.

Garden Room

Sliding doors to patio, double glazed front, rear and side aspect windows, wall mounted radiator.

Bedroom 1

Double glazed side aspect window, fitted wardrobe with storage over bed, wall mounted radiator.

En Suite

Double glazed rear aspect window, corner mains shower, low level toilet, wash hand basin, heated towel rail.

Bedroom 2

Double glazed front aspect bay window, wardrobe with sliding mirrored door, wall mounted radiator.

Bedroom 3/ Study

Double glazed front aspect window, fitted desk/storage, wall mounted radiator.

Shower Room

Double glazed front aspect window, mains shower, low level toilet, wash hand basin, heated towel rail, extractor fan.

Front Garden

Gravelled front garden area with gates to both sides.

Rear Garden

Patio area with slope to raised terrace area. Side patio garden with planted gravel flower beds and garden shed.

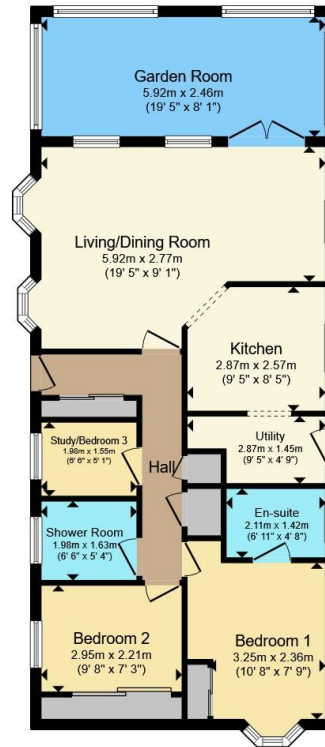
Parking

Private off-road parking for two cars.









Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR317787

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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