



Connells

Glade Walk
Clyst St. Mary Exeter



Property Description

Situated within the popular Cat & Fiddle Park on Glade Walk, this brand new park home offers stylish and low-maintenance living in a peaceful and private setting. Tucked away within the park on an enclosed plot, the property enjoys a secluded position whilst benefiting from surrounding lawned gardens and off-road parking.

Finished to an exceptional standard throughout, the accommodation is bright, spacious and thoughtfully designed. The heart of the home is the impressive open plan living and dining area, providing a welcoming space for relaxing and entertaining. The modern fitted kitchen is finished to a high specification and offers a range of contemporary units and integrated appliances. The property further benefits from a generous double bedroom and a beautifully appointed modern bathroom, all presented in immaculate condition. With quality fixtures and fittings throughout, this turnkey home is ready for immediate occupation.

Offering comfort, style and convenience in equal measure, this superb park home represents an excellent opportunity for those seeking a peaceful lifestyle within easy reach of Exeter's amenities and transport links.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which includes 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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

There will be a 10% commission payment upon re-sale in future.

Pitch fees are currently £3408 per annum, to be reviewed on 01/01/2027.

There is a restriction regarding the keeping of pets: 1 dog or 1 cat per home.

There is a private electricity supply - please enquire with the Branch.

Waste from the property is pumped into mains sewerage system and this is included in the pitch fee.

Entrance Hall

Storage, wall mounted radiator.

Living/ Dining Room

Two double glazed side aspect windows, double glazed front aspect window, electric fire, three wall mounted radiators.

Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, sink unit, double oven, hob with extractor over, integrated washing machine, fridge freezer and dish washer, wall mounted radiator.

Bedroom

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

Bathroom

Bath with mains shower, low level toilet, wash hand basin with cupboard below.

Outside

Private corner plot position with lawn, concrete shed with power and light.

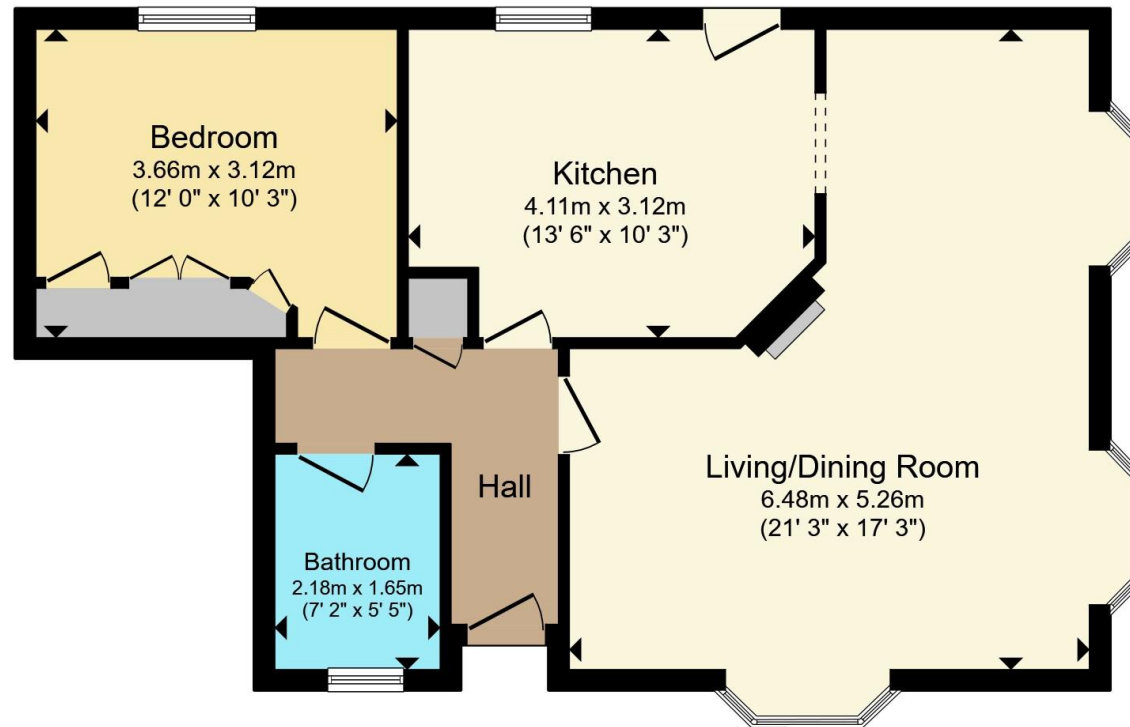
Parking

Private parking space for one vehicle.









Total floor area 62.2 m² (669 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

Connells

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/EXR317891

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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