



Rydon Lane
Exeter EX2 7HW

for sale guide price
£120,000



Property Description

Situated in an attractive corner plot position on the edge of the sought-after Rydon Park development, this spacious two double bedroom park home offers well-balanced accommodation, pleasant outdoor space, and excellent scope for updating.

The property benefits from a bright and airy open-plan living and dining area, where multiple windows allow natural light to flood the space. The fitted kitchen provides ample storage and workspace and enjoys direct access to the rear garden, making it both practical and convenient.

There are two well-proportioned double bedrooms, alongside a shower room, completing the internal accommodation. While the property would benefit from some general modernisation, it offers an excellent opportunity for purchasers to add value and create a home tailored to their own style and requirements.

Externally, the home enjoys a pleasant position on the edge of the park with easy access to off-road parking at the front.

The surrounding garden has been designed with low maintenance in mind and features a combination of patio and gravel seating areas. A brick-built garden shed provides valuable additional storage space. Exclusively for the over 55s.

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)

Pitch fees are currently £2000.44 per annum.

There are restrictions regarding keeping pets (one pet per home only), running a business, sub-letting, keeping boats, caravans or mobile homes on site and holiday home use. Please enquire with the Branch.

Living/ Dining Room

Open plan layout with two double glazed side and two front aspect windows, a door to the side, and two wall mounted radiators.

Kitchen

Double glazed rear aspect window and door, wall and base units, work surfaces, over and hob with extractor over, space for washing machine and fridge freezer, boiler, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

En-Suite

Double glazed side aspect window, shower, low level toilet, wash hand basin.

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed front aspect window, shower, low level toilet, wash hand basin, wall mounted radiator.

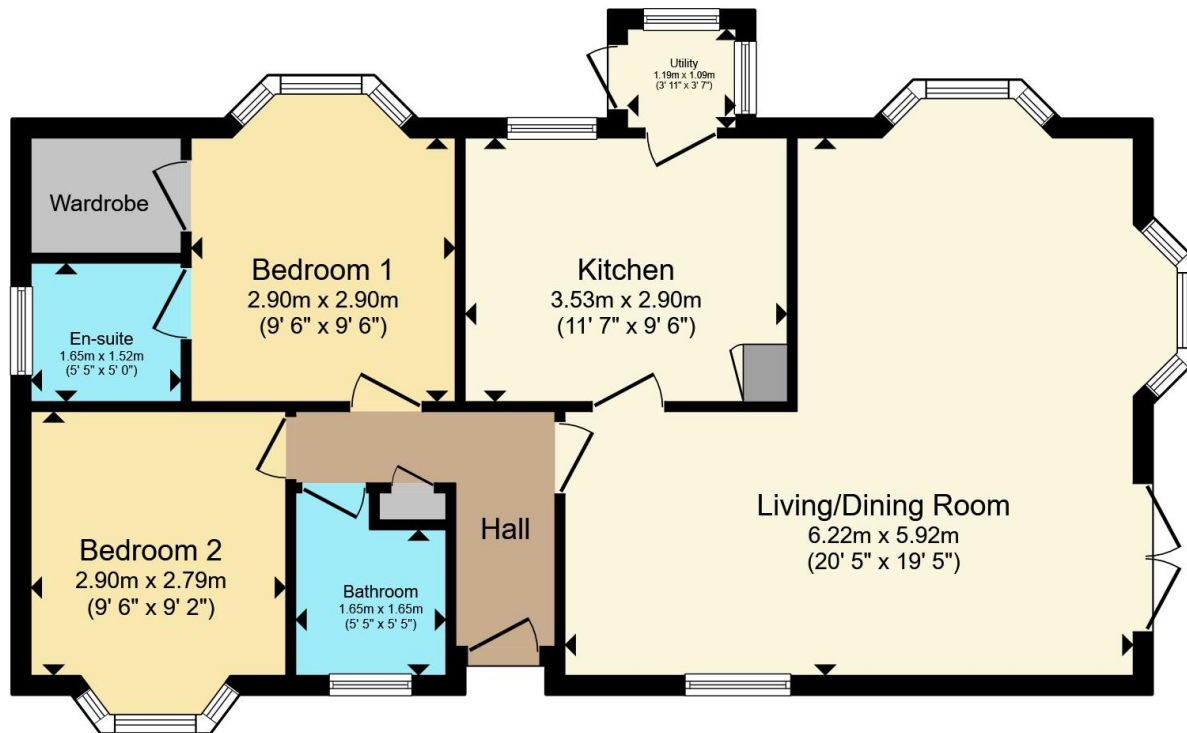
Outside

Wrap around garden with gravel and patio areas, brick-built garden shed and low fenced border.

Parking

Communal car park.





Total floor area 74.6 m² (803 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

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T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318152

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.

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