



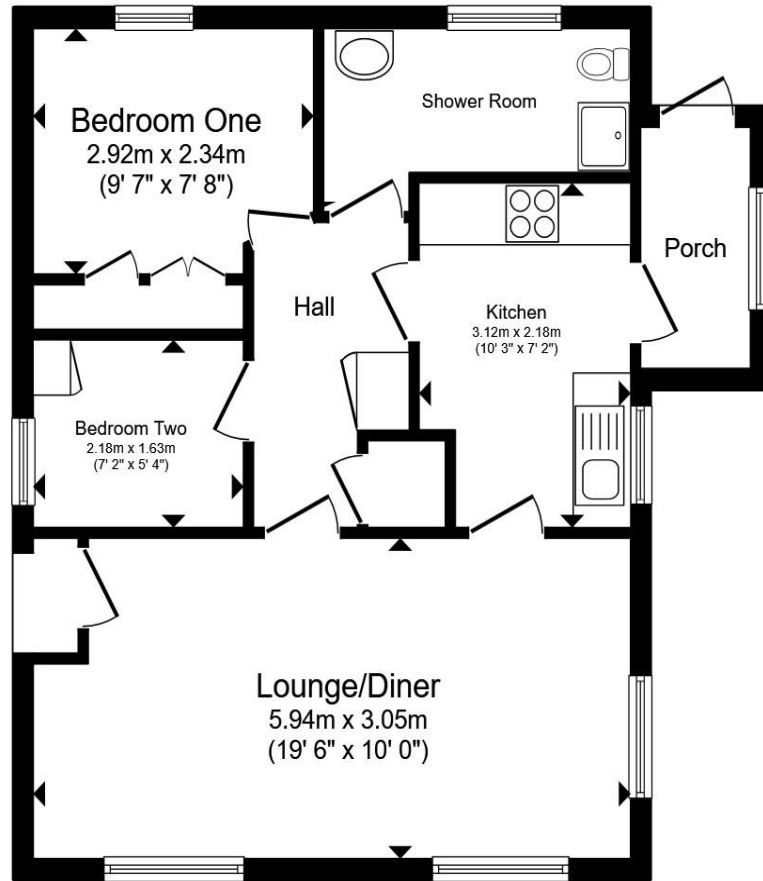
Rownhams Park, Upper Toothill Road, Rownhams, SO16 8AL

welcome to

Rownhams Park, Upper Toothill Road, Rownhams, Southampton

Fox and Sons are delighted to offer for sale this two-bedroom detached park home, situated in the highly sought-after area of Upper Toothill Road, Rownhams Park, exclusively for those aged 55 and over. The home features a fitted kitchen and a spacious lounge/diner.





Floor Plan

Total floor area 53.1 m² (571 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



Entrance

Lounge/Diner

19' 6" x 10' (5.94m x 3.05m)

Kitchen

10' 3" x 7' 7" (3.12m x 2.31m)

Bedroom One

9' 7" x 7' 8" (2.92m x 2.34m)

Bedroom Two

7' 2" x 5' 4" (2.18m x 1.63m)

Shower Room

Outside

Surrounding Garden

Driveway Parking

Additional Information

Pitch fee is £287.21 pcm which includes site maintenance, water and electric

Agents Notes

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.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

welcome to

Rownhams Park, Upper Toothhill Road, Rownhams, Southampton

- Two-bedroom Park home
- Over 55s Only
- Updated by current owners
- Fitted Kitchen
- Driveway

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

offers in excess of

£110,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RMY105622



Property Ref:
RMY105622 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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