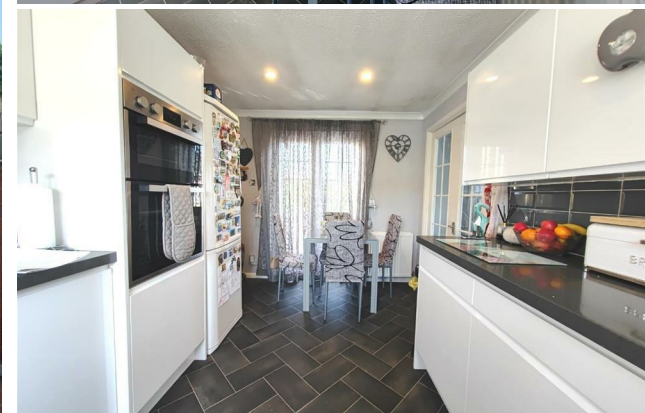




Devon Close, Sandhurst

- 42x14ft
- Dual Aspect Living Room
- Beautifully Presented Garden
- Modernised Park Home for Over 50's
- Refitted Kitchen and Shower Room
- Modern Throughout
- Gas Central Heating
- Garage

Guide Price £180,000



Tenure: Freehold

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Devon Close, Sandhurst

DESCRIPTION

This beautifully presented St Omar park home (42' x 14') has been extensively improved to a high standard, offering stylish, move-in-ready accommodation with very little maintenance required. Situated on a well-established development, the park provides a peaceful and welcoming community, ideal for those looking to enjoy a relaxed lifestyle.

The accommodation comprises an inviting entrance hall, a modern refitted kitchen/dining room, a bright dual-aspect living room, two well-proportioned bedrooms, and a contemporary shower room.

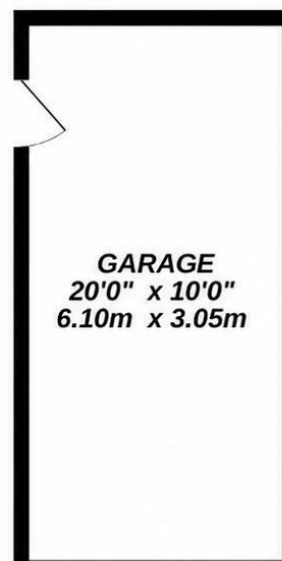
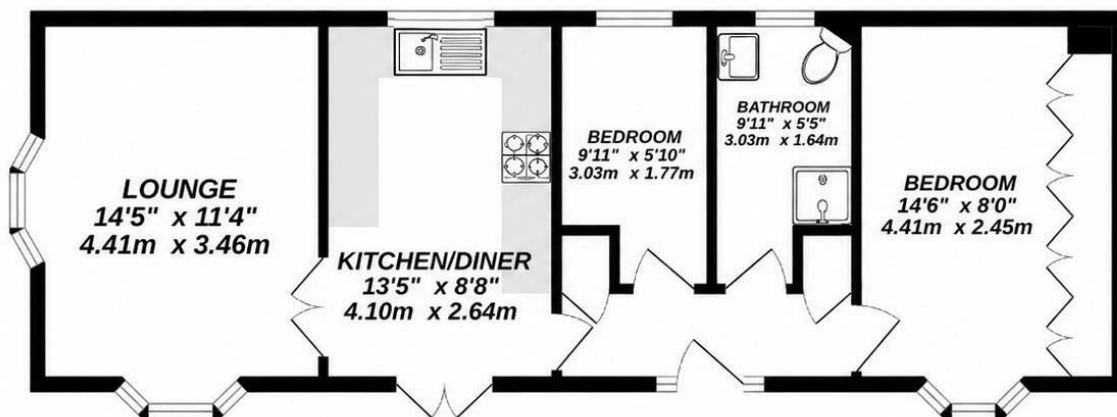
Outside, the property enjoys attractive wraparound gardens, providing a private and sunny aspect with pathway access around the home. There is also a detached single garage with light and power, along with driveway parking.

Conveniently positioned close to local shops, supermarkets, doctors' surgeries and other everyday amenities, the home also benefits from excellent transport links, including Sandhurst railway station and easy access to the M3 and A30.

Whether you're looking to downsize, retire in comfort, or simply enjoy the convenience of single-storey living in a peaceful setting, this exceptional home offers an excellent opportunity.



PARK HOME



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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