Connells

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for sale

£40,000



Yeovil Marsh Park Yeovil Marsh Yeovil BA21 3QQ

Offered to the market with no onward chain, this one-bedroom park home presents an opportunity for buyers looking for a property to update and improve. The accommodation includes a lounge, kitchen, double bedroom and bathroom, while outside there is parking, patio areas and two storage sheds.



Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Porch

Double glazed entrance door to the side aspect with double glazed window to the side. Useful shelving providing additional storage space.

Lounge

Lounge area with radiator, double glazed windows to the front and side aspects, and double glazed door providing access to the outside.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer, cupboard housing the boiler, space for a cooker, and extractor hood above. Two double glazed windows to the side aspect and breakfast bar area.

Bedroom

Double bedroom with double glazed window to the rear aspect and fitted wardrobes providing storage.

Bathroom

Comprising bath with shower over, low level WC and wash hand basin. Double glazed window to the side aspect and electric heater.





Outside

Front

Patio driveway providing off-road parking for one to two vehicles.

Rear & Side

Pebbled and patio areas extending to the side and rear of the property. Path leading to a further patio area with views beyond. Side entrance door and two storage sheds.

Agents Note

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 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.

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

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.



To view this property please contact Connells on

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1-3 Princes Street
YEOVIL BA20 1EW

Property Ref: YOV314387 - 0002

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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