



**Connells**

First Avenue  
Newport Park Exeter

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Newport Park Exeter EX2 7DX

for sale guide price  
**£120,000**



### Property Description

**GUIDE PRICE £120,000 - £130,000**

***A 1 bedroom PARK HOME purchased from new in October 2019 on NEWPORT PARK ideally located for access to Topsham and Exeter City also with fantastic transport links. The home is in immaculate condition and suitable for over 55's only. Outside it is set on a great sized plot with surrounding gardens, 1 ALLOCATED PARKING SPACE plus visitors parking. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge/kitchen/diner, double bedroom and shower room/WC.***



## Agents Note

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.

A buyer of this property would need to be a minimum of 55 years old.

There is the remainder of a Build Warranty.

There are trees at the rear of the property which are maintained by the Park Home company.

## Entrance Hall

Double glazed obscured door to side.

## Living Room/ Kitchen/ Diner

Double glazed side aspect windows (both sides), double glazed patio doors with Juliet balcony, two wall mounted radiators.

Wall and base units, work surfaces, stainless

steel sink unit, electric oven, gas hob with extractor over, built-in fridge freezer, built-in washing machine, tiling, spotlights.

## Bedroom

Double glazed side aspect window, built-in mirrored wardrobes with boiler, shelving and hanging space, shelving unit, wall mounted radiator.

## Shower Room

Double glazed obscured side aspect window, double shower cubicle, wash hand basin with cupboards below, low level toilet, tiling, spotlights, heated towel rail.

## Outside

Gravelled area, under storage on both sides, patio, lawn, storage shed, enclosed by fencing. Outside tap, side gravelled area.

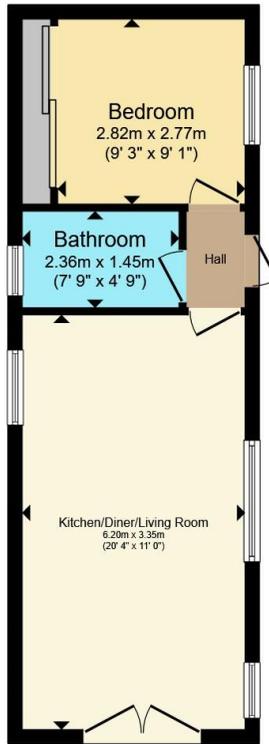
Gravelled front area.

1 parking space + visitors parking.









Total floor area 35.6 m<sup>2</sup> (383 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/EXR317413](http://connells.co.uk/Property/EXR317413)**

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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