



**Connells**

Heath Farm Park  
Barford St. Martin Salisbury

# Heath Farm Park Barford St. Martin Salisbury SP3 4BQ

for sale  
**£149,950**



## Property Description

Heath farm Park is a residential park with an age restriction of 40 plus. The park is situated on the outskirts of the charming village of Barford St Martin in the highly desirable and sought-after Nadder Valley. The property features recently renovated kitchen and bathroom adding a modern finish to this larger park home, a conservatory from bedroom two and generous sized lounge/dining room. Other updated features include the carpets, light sockets, light fittings, boiler and fuse board.

Within the surrounding area are Cranborne Chase and West Wiltshire Downs - areas of outstanding natural beauty. The park lies around 7.5 miles west of Salisbury which offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South.

## Entrance Hall

Access to dining area, bedroom one, bedroom two and bathroom.

## Dining Area

Open to the living room, door to the kitchen and side aspect.

## Living Room

Dual aspect to front and side.

## Kitchen

Comprising wall and base units with work surfaces over, drainer sink unit with mixer tap, space for cooker unit with hood over, space for fridge/freezer unit, space for washing machine, door to side and side aspect.

## Bedroom One

Built in triple wardrobes, rear aspect.

## Bedroom Two

Door to conservatory.

## Conservatory

French doors to the rear garden.

## Bathroom

Comprising a panel enclosed bath with shower over and glass screen, wash hand basin with mixer taps, heated towel rail and WC.

## Outside

### Rear Garden

A delightful, private garden designed for ease of maintenance, featuring a substantial paved terrace ideal for alfresco dining and entertaining. The garden enjoys an attractive open aspect towards mature woodland and established trees, creating a peaceful and secluded atmosphere. Well-stocked gravelled borders with shrubs and ornamental planting complement the outdoor space, while secure fencing provides enclosure.

### Parking

Communal car parking on site.

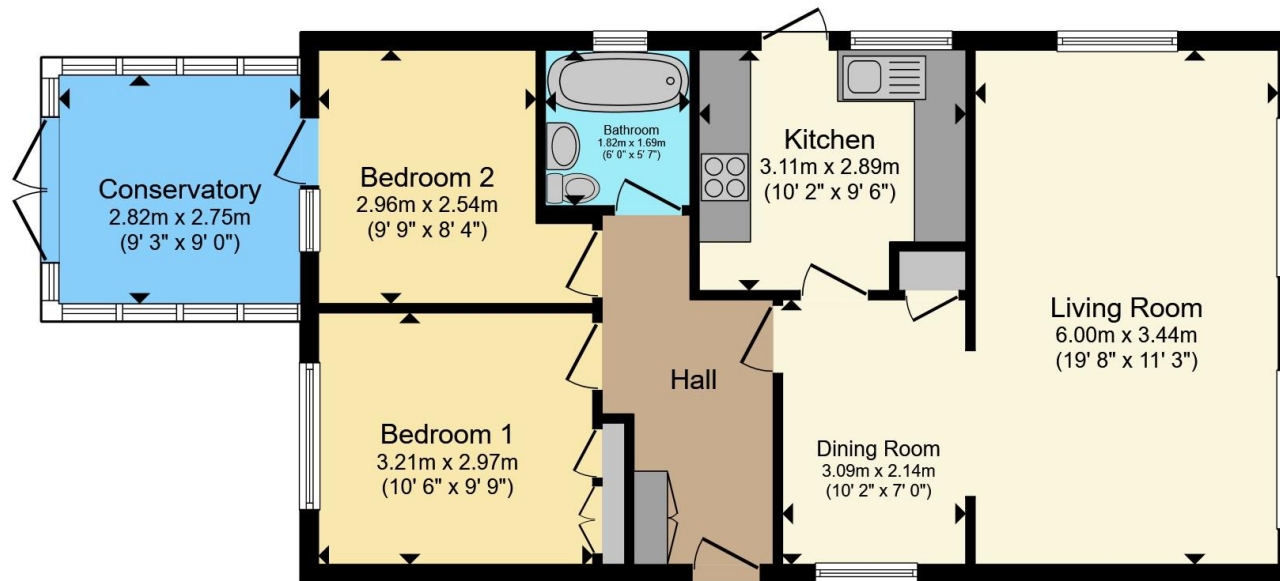
### Agents Note:

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.









Total floor area 75.1 m<sup>2</sup> (809 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)

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46-50 Castle Street  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/SAL308180](http://connells.co.uk/Property/SAL308180)**

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.



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