



**Connells**

Peppercorn Park The Baulk  
Clapham Bedford



### Property Description

\*\*\*BEAUTIFULLY  
THROUGHOUT\*\*\*

PRESENTED

\*\*\*PEPPERCORN PARK\*\*\*

Connells are proud to introduce to the market this beautifully presented 2 bedroom Park Home located in the popular Peppercorn Park development in Clapham. The property comprises of open plan kitchen/lounge/diner. 2 bedrooms, bathroom, parking and a garden.

#### Location:

Clapham provides the perfect balance for family living, Set a short distance from the A6 & A421 and only minutes away from the M1 Motorway and other key transport links including the A1 as well as Bedford Town Centre and Railway Station, with a local bus service. Other benefits include a short distance to shops and other local amenities including community centre, schooling, local village pubs & restaurants and a number of beautiful lakeside and countryside walks.



## Lounge/Kitchen

19' 4" x 14' 8" ( 5.89m x 4.47m )

## Bedroom One

11' 1" x 9' 5" ( 3.38m x 2.87m )

## Bedroom Two

9' 4" x 6' 6" ( 2.84m x 1.98m )

## Bathroom

## Agent 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](http://www.gov.uk))









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

EPC Rating: **Council Tax**  
Exempt Band: A

Tenure:

**[view this property online](http://www.connells.co.uk/Property/BED312558)** [connells.co.uk/Property/BED312558](http://www.connells.co.uk/Property/BED312558)

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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