



Connells

Rydon Lane
Exeter

Rydon Lane
Exeter EX2 7HW

for sale guide price
£160,000



Property Description

GUIDE PRICE £160,000- £170,000

A superbly located 'Tuscany' pathfinder home situated in the conveniently located Rydon Park with fantastic access to amenities and transport links.

Welcome to this stunning brand new two-bedroom park home, offering a perfect blend of modern comfort and peaceful surroundings. Situated in the desirable Rydon Park, this property presents an incredible opportunity for those seeking a delightful and hassle-free lifestyle.

Upon entering, you'll be greeted by a tastefully designed living space, featuring an open-plan layout that maximizes natural light and offers a seamless flow between rooms.

The well-appointed kitchen boasts top-of-the-line appliances, sleek countertops, and ample storage, making it a joy to prepare meals and entertain guests. The spacious bedrooms provide a tranquil retreat, each offering generous storage options. The master bedroom benefits from a dressing room with access to the shower room, offering convenience with additional access to the shower room through the hallway.

This park home is still under its 10-year warranty, providing you with peace of mind and assurance of quality craftsmanship. With no chain involved, you can enjoy a smooth and swift transition into your new home, without any delays or complications. Outside, you'll find a low-maintenance garden area, perfect for relaxing or hosting outdoor gatherings. The surrounding park offers a picturesque setting with well-maintained communal areas.

Entrance Hall

Two double glazed front aspect windows, wall mounted radiator.

Lounge

11' 1" x 10' 4" (3.38m x 3.15m)
Double glazed side aspect window, TV & HDMI point, Double glazed side access French doors, electric fireplace, wall mounted radiator.

Kitchen

7' 8" x 6' 8" (2.34m x 2.03m)
Double glazed side aspect window, stainless steel sink and drainer, Built in oven with electric hobs and hood, Built in washing machine, fridge freezer and dishwasher, spotlights.

Bedroom One

8' 5" x 7' 5" (2.57m x 2.26m)
Two double glazed side aspect windows, carpeted, wall mounted radiator.

Walk In Wardrobe

5' 5" x 3' 9" (1.65m x 1.14m)
Shelving, door accessing the Bathroom, wall mounted radiator.

Bedroom Two

7' 5" x 4' 5" (2.26m x 1.35m)
Double glazed side aspect window, carpeted, wall mounted radiator.

Bathroom

Double glazed side aspect window, shower cubicle, spotlights, extractor fan, low level WC, wash hand basin with underneath storage, wall mounted radiator, Door to access the walk in wardrobe.

Rear Garden

Wrap around garden with enclosed fencing, patio and outdoor tap.

Parking

Located at the rear.

Agents Notes

Pitch fee: £1848.64 per annum





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: Council Tax
 Exempt Band: A

view this property online [connells.co.uk/Property/EXR314490](https://www.connells.co.uk/Property/EXR314490)

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.



Tenure:



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.

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