



Connells

Woodlands Park
Tedburn St. Mary Exeter

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Tedburn St. Mary Exeter EX6 6AE

for sale guide price
£120,000



Property Description

GUIDE PRICE £120,000 - £130,000 A 2 bedroom PARK HOME for over 50's located in TEDBURN ST MARY, close to the village, the home overlooks the communal gardens that are a lovely space to sit and enjoy the summer months. Outside, the gardens surrounding the property are low maintenance and there is a driveway with PARKING. NO CHAIN. Woodlands Park also overlooks a golf course and further fields, there are bus stops near the park that give access into Exeter and beyond. The accommodation comprises:- Entrance hallway, lounge, dining area, kitchen, 2 bedrooms and bathroom/WC.

Agents Notes

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.

Pitch fees are currently £2164.08 per annum.

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Double glazed obscured door to side, storage cupboard, wall mounted radiator.

Living Room

Double glazed side aspect window, double glazed front aspect bay window, fireplace with gas fire, wall mounted radiator. Archway to...

Dining Area

Double glazed front aspect window, wall mounted radiator.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, space for fridge freezer, stainless steel sink unit, plumbing for washing machine, electric oven, gas hob with extractor over, cupboard housing boiler, wall mounted radiator.

Rear Porch

Double glazed door to front, double glazed obscured side aspect window.

Bedroom 1

Double glazed side aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, built-in wardrobes, drawers and cupboards, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, low level toilet, wash hand basin, wall mounted radiator.

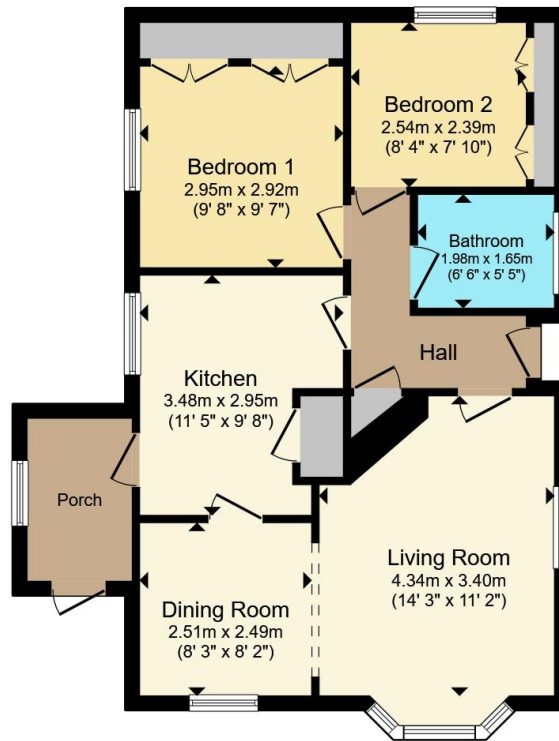
Outside

Driveway parking. Front gravelled area and lawn. Shed, patios, gravelled area, gate to communal lawned areas with seating, all enclosed by fencing, walls and trees. Visitors parking area.









Total floor area 62.4 m² (672 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



To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR317303

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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