

for sale

offers in excess of **£250,000** Freehold



## Kingsway Park Warmley BRISTOL BS30 8XW

EXCEPTIONALLY WELL PRESENTED AND UPDATED TWO DOUBLE BEDROOM DETACHED PARK HOME CLOSE TO AMENITIES IN DESIRABLE WARMLEY LOCATION COMPLETE WITH 19FT LOUNGE OPEN PLAN TO 13FT KITCHEN/BREAKFAST ROOM, ENSUITE TO MASTER

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: Exempt
- PETS ALLOWED, OFFERING A RELAXED AND WELCOMING LIFESTYLE
- LOCATED ON KINGSWAY PARK IN WARMLEY
- PRIVATE LANDSCAPED GARDEN



# Property Details

## Agents Note

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.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

**Kitchen/Livingroom** 19' 1" x 13' ( 5.82m x 3.96m )

**Bedroom One** 11' 5" x 8' 6" ( 3.48m x 2.59m )

**Bedroom Two** 9' 6" x 8' 10" ( 2.90m x 2.69m )





To view this property please contact Connells on

**T 0117 932 8684**  
**E [longwellgreen@connells.co.uk](mailto:longwellgreen@connells.co.uk)**

131 Bath Road Longwell Green  
BRISTOL BS30 9DD

Property Ref: BLG104431 - 0006

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: A

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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