



Connells

Glanvills Close
Pathfinder Village Exeter



Property Description

GUIDE PRICE £210,000 - £220,000

Situated within the sought-after Glanvills area of Pathfinder Village, this beautifully presented detached park home occupies a peaceful tucked away position on a generous plot with attractive wrap-around gardens. A private driveway leads to the single garage, while the enclosed gardens provide a variety of seating areas to enjoy throughout the day.

Internally, the property offers spacious and versatile accommodation including a modern fitted kitchen, separate dining room with doors opening onto a front decked seating area, and an impressive double-fronted living room with two bay windows creating a bright and welcoming space.

There are two generous double bedrooms, with the principal bedroom benefiting from en suite facilities, alongside a modern shower room and a separate office, ideal for home working or hobbies.

Combining spacious accommodation, modern finishes and a superb tucked away position within the popular Pathfinder Village development, this fantastic park home offers peaceful living just a short distance from Exeter.

Agents Notes

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 includes 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)

There are restrictions relating to keeping pets, running a business, sub-letting, keeping boats, caravans or mobile homes on site and holiday home use - please enquire with the Branch.

Heating to the property is provided by LPG Calor gas.

Living Room

Double glazed windows to front and side, electric fireplace, two wall mounted radiators.

Dining Room

Double glazed French doors to front garden, wall mounted radiator.

Kitchen

Double glazed rear aspect window and door, wall and base units, sink unit, boiler, storage cupboard, space for appliances, wall mounted radiator.

Study

Double glazed front aspect window, fitted shelving/storage, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, fitted walk-in wardrobe, wall mounted radiator.

En-Suite

Double glazed side aspect window, mains corner shower, low level toilet, wash hand basin, towel rail.

Bedroom 2

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

Shower Room

Double glazed front aspect window, towel rail, mains shower, low level toilet, wash hand basin.

Front Garden

Planted flower beds with decked terrace.

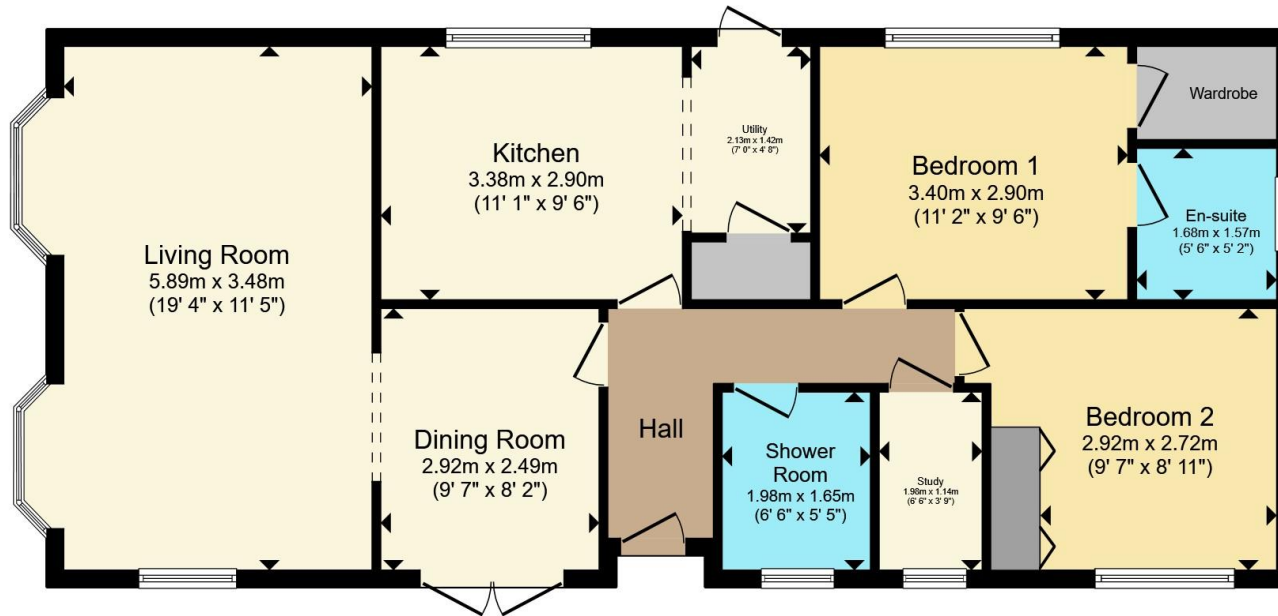
Outside

Front garden with planted flower beds with decked terrace. Garden plot wraps around the home, with a main side garden with gravelled and paved seating areas, mature trees and shrubs and a summer house.









Total floor area 95.2 m² (1,024 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
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EPC Rating: Exempt
 Council Tax Band: B

Tenure:

view this property online connells.co.uk/Property/EXR317989

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.

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