



Devon Close, College Town, Sandhurst, Berkshire

£180,000

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- Spacious 46' x 20' park home
- Two/Three versatile bedrooms
- Master bedroom with ensuite
- Spacious dual-aspect living room
- Large kitchen/dining room
- Modern guest bathroom
- Brick-built utility room
- Separate workshop/store
- New boiler fitted May 2026
- Parking space close by



Situated on the sought-after Devon Close Residential Park in College Town, this spacious 46' x 20' detached park home bungalow offers versatile accommodation with two/three bedrooms, including a master bedroom with ensuite shower room, a generous dual-aspect living room with feature fireplace, and a spacious fitted kitchen/dining room with breakfast bar and dining area. A modern family bathroom, extensive fitted bedroom furniture and excellent storage throughout enhance the accommodation. Outside, the home enjoys low-maintenance paved gardens, a substantial brick-built utility room and separate store/workshop, plus an allocated parking space close to the property. Further benefits include double glazing and a new gas boiler installed in May 2026. Located within this popular residential park for the over-50s, conveniently positioned close to local shops, bus services and excellent transport links.



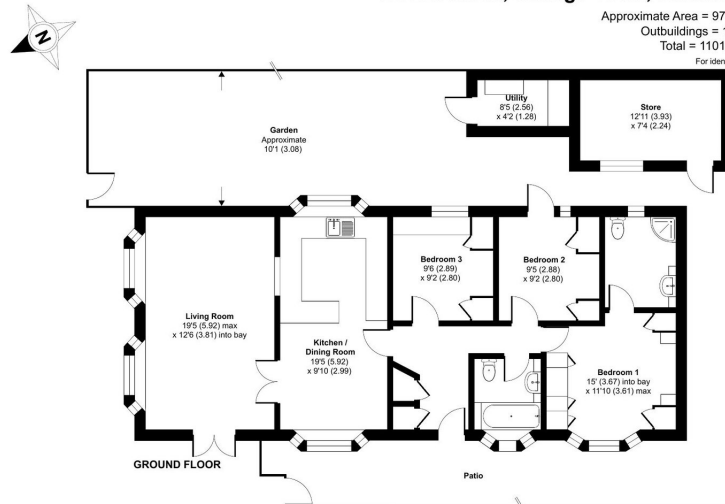
Devon Close, College Town, Sandhurst, GU47

Approximate Area = 971 sq ft / 90.2 sq m

Outbuildings = 130 sq ft / 12 sq m

Total = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for The Park Home Agency Ltd. REF: 1468545



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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure