



Connells

Second Avenue
Newport Park Exeter



Property Description

Situated within the popular Newport Park development with a minimum age restriction of 50 years and over, this well-maintained and spacious park home offers comfortable single-level living with an abundance of natural light throughout.

The accommodation comprises two double bedrooms with fitted wardrobe, providing flexible space for residents. The heart of the home is the modern fitted kitchen, which flows seamlessly into the open plan living and dining area, creating a sociable and welcoming environment ideal for both everyday living and entertaining.

Modern uPVC double glazed windows are positioned on all sides of the property, allowing natural light to flood the interior while offering pleasant views of the surrounding gardens. The home also benefits from both front and rear access doors for added convenience.

Externally, the property enjoys a delightful wrap-around garden featuring planted fruit trees, a lawned area, and a patio space perfect for outdoor dining or relaxing throughout the seasons. Completing the package is a private allocated parking space.

This charming park home presents an excellent opportunity for those seeking a peaceful setting without compromising on comfort and practicality.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is a 10% payment to the Park Home upon sale.

Pitch fees are currently £214 per month.

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

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)

Entrance Hall

Fitted storage space, wall mounted radiator.

Living Room

Double glazed front aspect bay window, double glazed side aspect window, gas fire.

Kitchen/ Diner

Double glazed front aspect bay window, double glazed side aspect window, wall and base units, work surfaces, sink unit, built in oven and hob with extractor over, space for washing machine and fridge freezer, airing cupboard, space for dining table and chairs.

Bedroom 1

Double glazed rear aspect window, fitted wardrobes, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, fitted wardrobes, wall mounted radiator.

Shower Room

Double glazed side aspect window, walk-in shower, low level toilet, wash hand basin.

Outside

Patio space and lawn, gravelled areas, flower beds, fruit trees and shrubs.

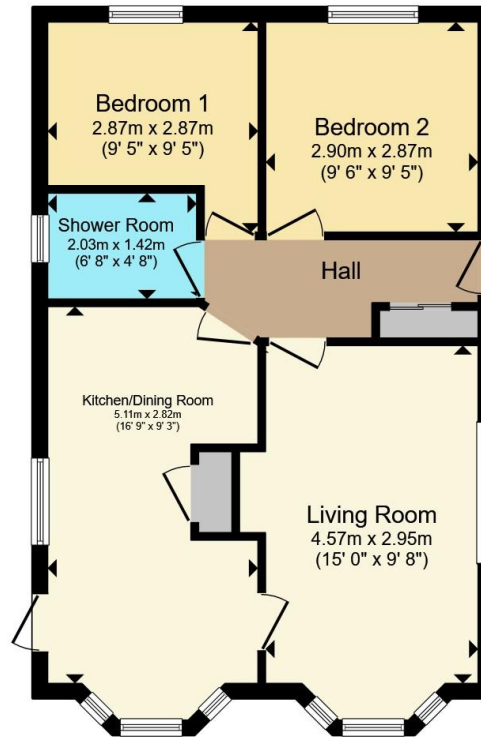
Parking

Private allocated parking space.









Total floor area 70.4 m² (758 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

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318382

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: EXR318382 - 0006