



Connells

Glen Close
Clyst St. Mary Exeter

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Clyst St. Mary Exeter EX5 1QP

for sale guide price
£170,000



Property Description

GUIDE PRICE £170,000 - £180,000

Positioned within the highly regarded Glen Close on the popular Cat & Fiddle Park Home Site, this spacious detached park home has been tastefully updated by the current owners to provide stylish and comfortable accommodation throughout.

The property welcomes you into a bright and spacious open plan living and dining room, creating a fantastic space for both relaxing and entertaining. A modern fitted kitchen adjoins the living area and offers an attractive range of wall and base units, generous worktop space and ample storage for everyday living.

There are two generous double bedrooms, with the principal bedroom benefiting from a useful walk-in dressing area, providing excellent wardrobe and storage space. A contemporary wet room style shower room completes the internal accommodation and has been finished to a high standard.

Outside, the property enjoys attractive wrap-around gardens, mainly laid to lawn, providing a pleasant outdoor space to enjoy throughout the year. A private driveway offers off-road parking for one vehicle, while the detached single garage provides excellent additional storage or workshop space.

Exclusively available to residents aged 50 and over, Cat & Fiddle Park offers a peaceful semi-rural setting while remaining conveniently located just a short drive from Exeter and its excellent range of amenities.

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)

Waste from the property is served by a septic tank. Please contact the branch for more details.

Pitch fees are currently £207.85 per month.

There are restrictions on this property. Please contact the branch for more details.

Living Room

Two double glazed front aspect windows and French doors to side, fireplace with electric fire, arch to...

Dining Room

Double glazed side aspect window, boiler and storage cupboard, wall mounted radiator.

Kitchen

Double glazed side aspect window and door, wall and base units, work surfaces, oven and hob with extractor over, storage cupboard, built-in dish washer and washing machine, sink unit.

Bedroom 1

Double glazed rear aspect window, dressing area, two wall mounted radiators.

Bedroom 2

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

Shower Room

Double glazed side aspect window, wet room style shower, low level toilet, wash hand basin.

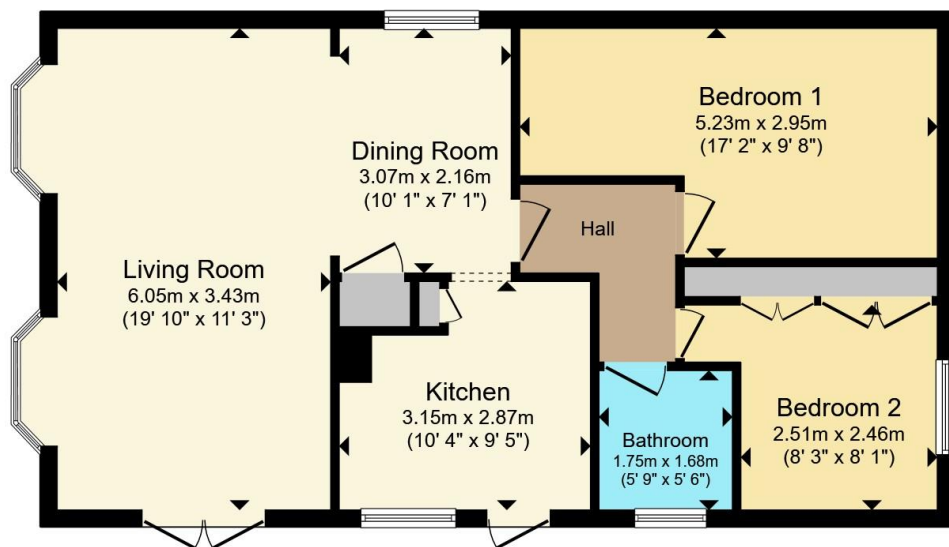
Rear Garden

Lawn and patio to rear.

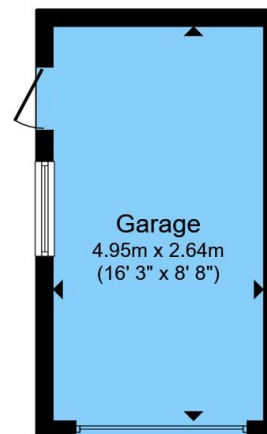
Parking

Garage with up and over door, driveway parking for one car.





Floor Plan



Garage

Total floor area 81.0 m² (872 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
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EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318027

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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