

for sale

offers in the region of **£140,000**



## Devonia Park Bradford On Tone Taunton TA4 1EW

**NO ONWARD CHAIN!** Connells are delighted to present this **BEAUTIFUL** and **GENEROUSLY** sized two-bedroom park home. Located within Devonia Park, a highly sought-after residential area, this property benefits from convenient access to **LOCAL AMENITIES** and public transport. Early viewing is highly recommend



# Devonia Park Bradford On Tone Taunton TA4 1EW

## Front Door

Leading to...

## Lounge / Diner

25' 9" x 17' 1" ( 7.85m x 5.21m )

This bright and spacious lounge boasts a neutral colour palette that beautifully complements the natural light streaming through a front-facing double-glazed box bay window and a side double-glazed window. The room features two radiators and a central electric fireplace, which serves as a striking focal point while providing warmth and a cozy ambiance.

The dining area is open plan with the lounge, creating a spacious and connected living space. It features a double patio door providing direct access to the rear garden, as well as another door leading into...

## Kitchen

12' 3" x 7' 10" ( 3.73m x 2.39m )

The kitchen is a bright and welcoming space, illuminated by a rear-facing double-glazed window that floods the room with natural light. It features a convenient door providing direct access to the rear garden. The spacious layout offers ample white eye-level and base units for generous storage, along with dedicated space for freestanding appliances. A porcelain sink with drainer sits beneath the window, complemented by a practical rolled edge worktop and a cupboard housing the boiler for added convenience. The kitchen also includes an integrated oven, gas hob, and cooker hood, while a wall-mounted radiator ensures year-round comfort.

## Bedroom One

9' 5" x 11' 9" ( 2.87m x 3.58m )



This spacious double bedroom is filled with natural light from a side-facing double-glazed window and features two integrated wardrobes, providing practical and efficient storage, while a wall mounted radiator ensures comfort throughout the year.

## Bedroom Two

8' 11" x 9' 5" ( 2.72m x 2.87m )

Another double bedroom, filled with natural light from a side-facing double-glazed window, features integrated storage and a radiator to ensure year-round comfort.

## Bathroom

The bathroom features a thermostatic shower, pedestal wash basin, and freestanding toilet. A frosted window allows soft natural light to enter while maintaining privacy, and a compact radiator ensures year-round comfort.

## Garden

This charming and private garden offers a peaceful outdoor retreat, perfect for relaxing or entertaining. It features well-tended borders, a level lawn with a stepping stone path, a selection of shrubs and flowers, and further benefits from an outside tap.

## Parking

Driveway with space for at least one vehicle.

## Agents Note

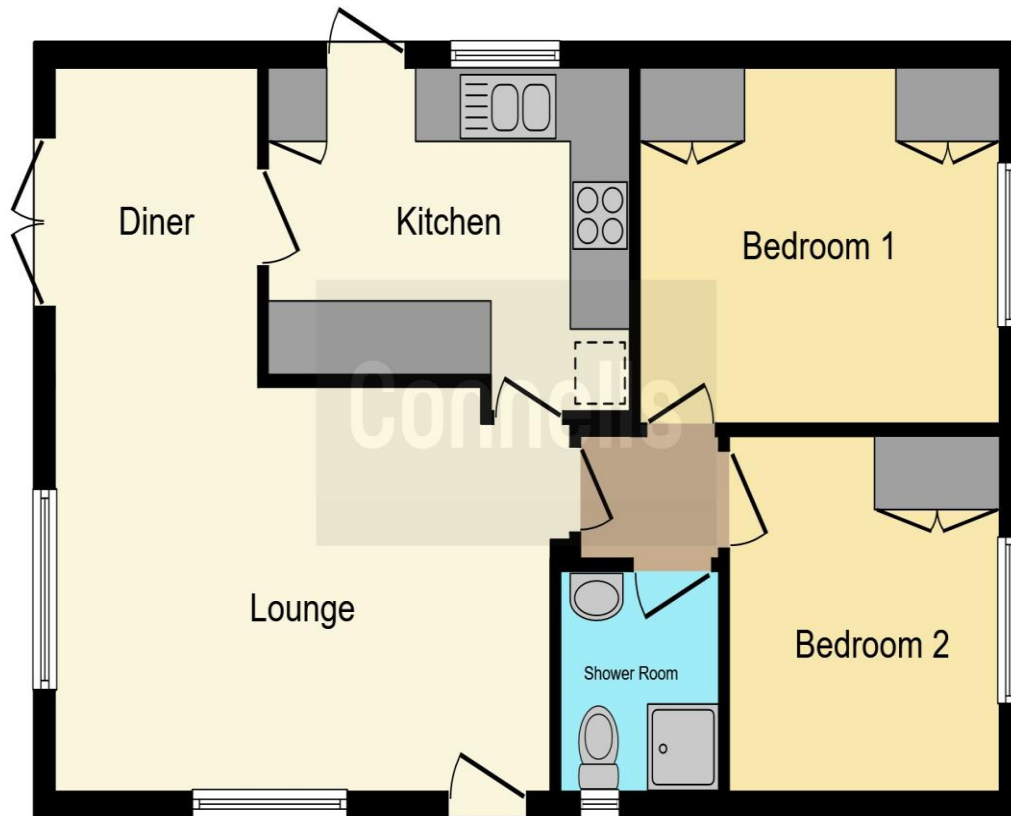
The pitch fee is £194.85 per month.

10% site return fee upon re-sale.

Devonia Park is reserved for the over 55's.

In 2020 the home was fitted with a new wall insulation in compliance with the homes design and its still in warranty





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313075 - 0006

Tenure: EPC Rating: Exempt

Council Tax Band: A

**view this property online [connells.co.uk/Property/TTN313075](http://connells.co.uk/Property/TTN313075)**

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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