



Rydon Park Rydon Lane
Exeter EX2 7HW

for sale
£125,000



Property Description

A 2 bedroom PARK HOME on the RYDON PARK site (age restriction: 55 years+). The home has 2 bedrooms and wrap around gardens and driveway parking for 2 cars. The property is in a great position as it is a lovely well managed site and great for transport links into Exeter and is also offered with NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, kitchen, 2 bedrooms and shower room/WC.



Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include 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.

Pitch fees are currently approximately £34.07 per week.

There are restrictions regarding keeping pets, running a business, sub-letting and keeping boats, caravans or mobile homes on site. Please contact the branch for more details.

Entrance Porch

Doors to front and rear, double glazed rear aspect window.

Living Room

Double glazed patio doors to side, double glazed window to rear, double glazed bay window to front, wall mounted radiator.

Kitchen

Double glazed front and rear aspect windows, double glazed obscured door to rear, wall and base units, work surfaces, stainless steel sink unit, tiling, plumbing for washing machine, electric oven, gas hob with extractor over, space for fridge freezer, storage cupboard, wall mounted radiator.

Rear Porch

Double glazed doors to side, double glazed rear aspect window, laminate floor.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

Double glazed side aspect window, built in wardrobes, wall mounted radiator.

Shower Room

Double glazed obscured rear aspect window, shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, extractor fan, heated towel rail.

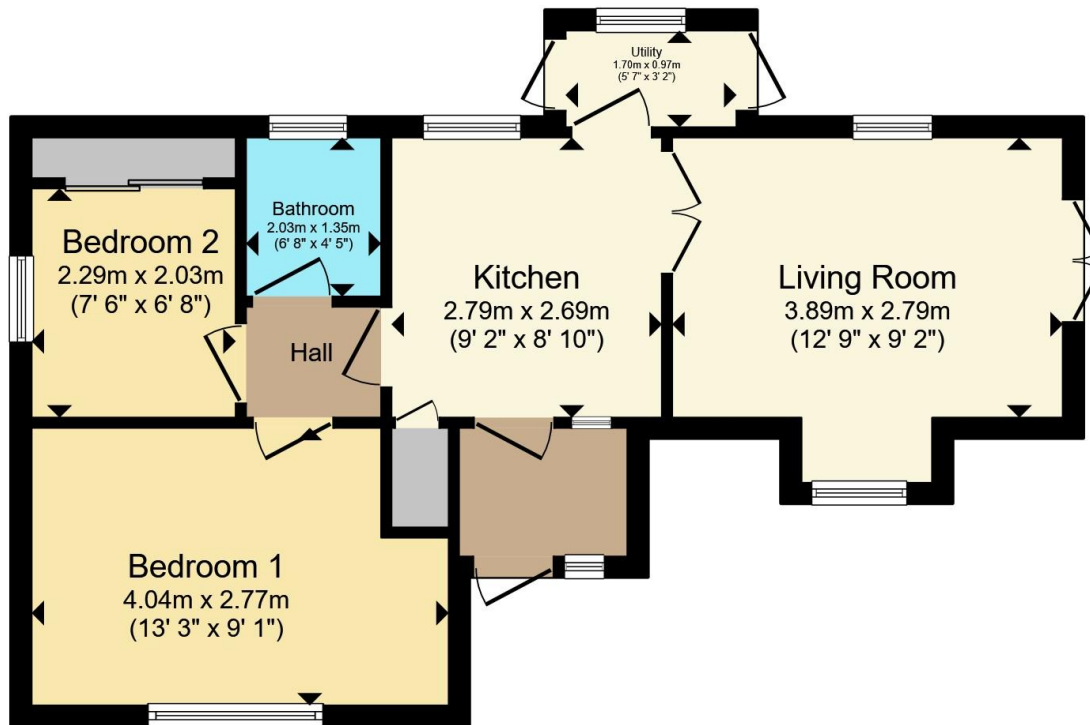
Garden

Front and side decked areas, gravelled area and artificial grass to side, plum tree, tap, shed.

Parking

Parking for two cars.





Total floor area 45.7 m² (492 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

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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: A

Tenure:

view this property online connells.co.uk/Property/EXR317626

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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