



Connells

First Avenue
Newport Park Exeter

First Avenue
Newport Park Exeter EX2 7DX

for sale
£170,000



Property Description

Situated on First Avenue, this attractive park home offers comfortable, modern living with accessibility in mind. Approached via both disabled-friendly ramped access and traditional steps, the property is surrounded by easy maintenance gravelled gardens, creating an attractive and practical outdoor space.

Internally, the home boasts a spacious living and dining area, providing an excellent space for relaxing and entertaining. The modern fitted kitchen is well equipped with a range of fully integrated appliances, offering both style and functionality.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a contemporary en-suite wet room. A separate bathroom serves the remainder of the property and guests alike.

Further benefits include a private allocated parking space within the communal residents' parking area. Combining accessible features, low maintenance living and modern comforts, this delightful home is ideally suited to those seeking a comfortable and convenient lifestyle.

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.

Pitch fees are currently £214 per month.

There are restrictions regarding running a business, sub-letting, keeping boats, caravans or mobile homes on site and holiday home use - 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

Storage cupboard.

Living Room

Double glazed front and side aspect window, electric fireplace, two wall mounted radiators.

Dining Room

Double glazed side aspect window, wall mounted radiator. Open to...

Kitchen

Door to rear, double glazed rear aspect window, wall and base units, work surfaces, oven and gas hob with extractor over, boiler cupboard, built-in fridge freezer, dish washer and washing machine, sink unit, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, walk-in wardrobe, wall mounted radiator.

En-Suite Wet Room

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

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed front aspect window, bath, low level toilet, wash hand basin.

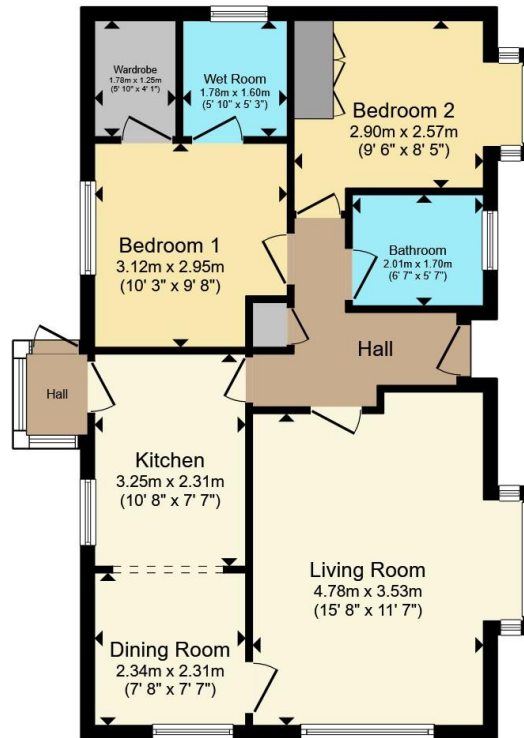
Outside

Easy gravel surround, ramped access and steps to front door.









Total floor area 66.8 m² (719 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: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318333

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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