



35 Haytor View Park, Ross Park Moor Road

£275,000 Leasehold

Beautifully presented detached park home • Two generous double bedrooms • Main bedroom with walk-in wardrobe and en-suite • Separate office/study • Fully fitted contemporary kitchen with integrated appliances • Separate utility room • Spacious dining room • Triple-aspect lounge with doors to the sunny terrace • Modern family bathroom • AstecTherm heating system

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Situated within a sought-after park home development in the popular village of Ipplepen, this beautifully presented two double bedroom detached park home offers spacious, contemporary accommodation throughout, finished to a high standard and designed for comfortable, low-maintenance living. The property is entered via a welcoming entrance hallway with useful built-in storage and doors leading to all accommodation. The impressive main bedroom features a generous walk-in wardrobe together with a beautifully appointed en-suite shower room comprising a double shower, WC, wash hand basin and an obscure glazed window. The second double bedroom also benefits from a useful built-in storage cupboard, making it equally well suited for family, guests or visiting grandchildren. A modern family bathroom is fitted with a bath featuring a shower attachment, WC and a vanity wash hand basin, providing practical yet elegant facilities. There is also a separate office with a side aspect window, offering an ideal space for those working from home or requiring a hobby room. At the heart of the home is a stunning fully fitted contemporary kitchen, fitted with an extensive range of grey high-gloss wall and base units complemented by contrasting worktops. Integrated appliances include a fridge/freezer, dishwasher, induction hob with extractor hood, double oven, and a stainless steel sink and drainer positioned beneath the window overlooking the outside.

The kitchen flows seamlessly into a separate utility room, which continues the same high-quality cabinetry and work surfaces while providing space and plumbing for both a washing machine and tumble dryer. A door from the utility room offers convenient access to the outside. The adjoining dining room creates an excellent entertaining space, open to the kitchen and linking effortlessly with both the hallway and the spacious lounge. The generous living room is flooded with natural light thanks to its triple-aspect windows and features double doors opening directly onto a sunny terrace, creating a wonderful indoor-outdoor living space perfect for relaxing or entertaining. For added convenience, Bluetooth ceiling speakers are installed in both the lounge and kitchen, each independently controlled via dedicated wall-mounted control panels. Beautifully maintained throughout, this exceptional park home combines generous proportions with stylish modern finishes in a peaceful village setting. Further benefits include an AstecTherm heating system, providing an efficient and economical heating solution.

The current site fees are **£322.12 per calendar month**, which include **water and sewerage charges**. This exceptional home is ideal for those seeking comfortable, low-maintenance, single-level living.

Lounge: 19'2" × 12'7" (5.84 m × 3.84 m)

Dining Room: 9'6" × 8'5" (2.90 m × 2.57 m)

Kitchen: 12'3" × 9'2" (3.73 m × 2.79 m)

Utility: 9'8" × 5'5" (2.95 m × 1.65 m)

Office: 6'2" × 5'9" (1.88 m × 1.75 m)

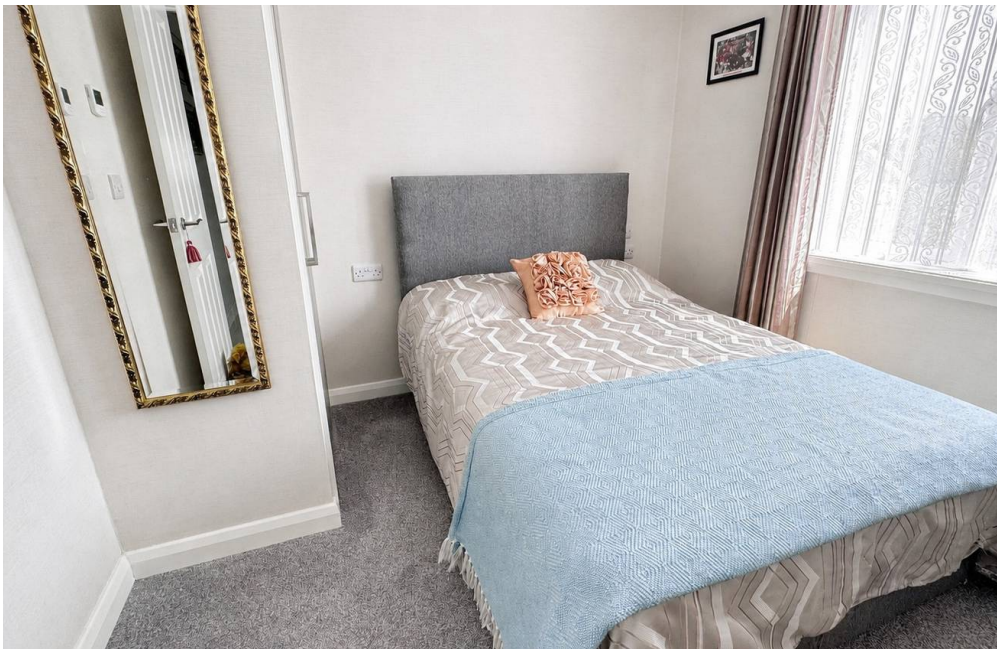
Bathroom: 6'1" × 5'6" (1.85 m × 1.68 m)

Bedroom: 11'8" × 9'2" (3.56 m × 2.79 m)

En Suite: 5'10" × 4'11" (1.78 m × 1.50 m)

Dressing Room: 5'10" × 4'0" (1.78 m × 1.22 m)

Bedroom: 10'2" × 9'2" (3.10 m × 2.79 m)



Important Information

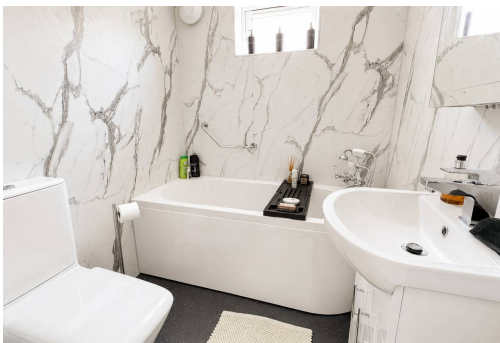
Broadband Speed 29 Mbps (According to OFCOM)

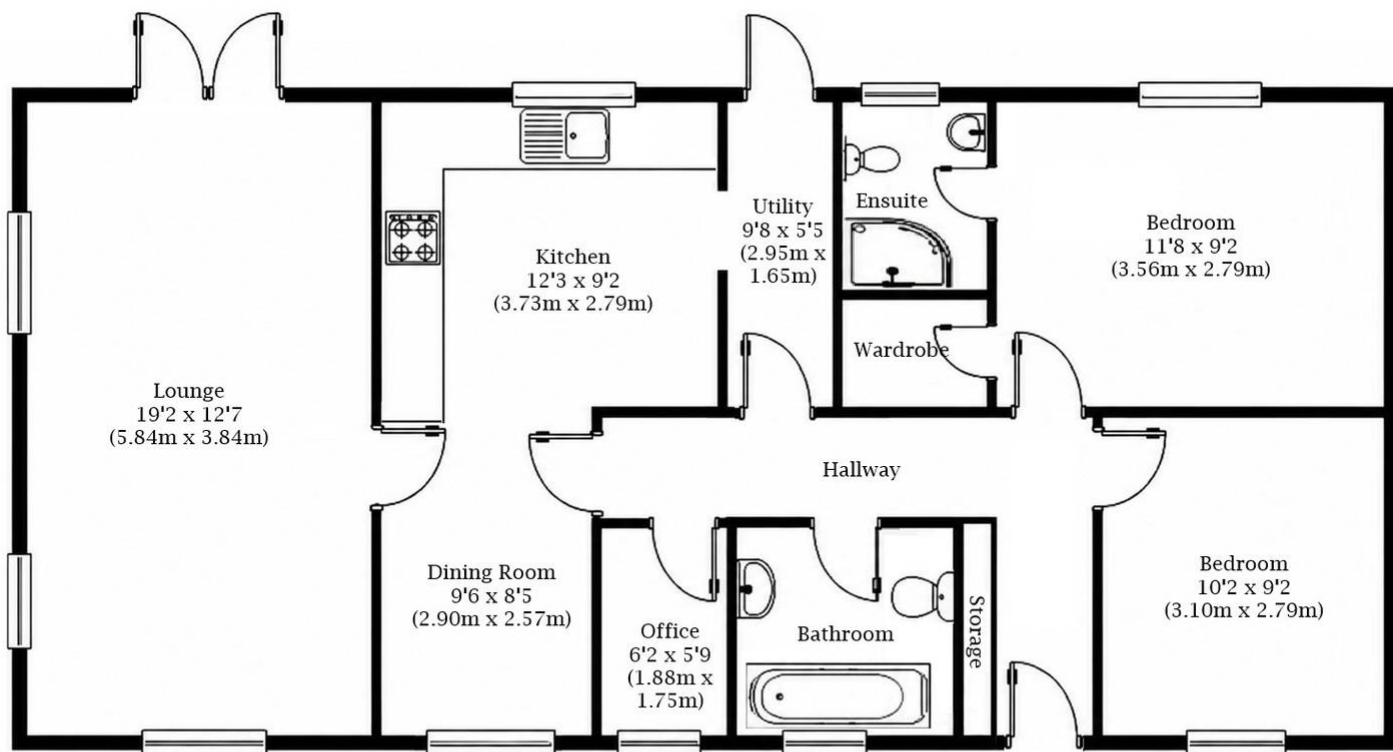
Teignbridge Council Tax Band B
(£2013.68 2026/2027)

Mains Electric, Water and Sewerage
Supplied

The Property is a **perpetuity leasehold**

Site Fees £322.12 per month which
includes water and sewerage charges.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc are approximate and no responsibility will be taken for any error.

