



**Connells**

Woodlands Way  
Clyst St. Mary Exeter



### Property Description

*Situated within the sought-after Woodlands area of the Cat & Fiddle Park Home Site, this spacious detached park home enjoys a truly enviable position backing directly onto open woodland and neighbouring farmland, creating a peaceful and picturesque setting ideal for those who enjoy the outdoors. The property has been lovingly maintained and benefits from recently landscaped gardens, providing an attractive and low-maintenance outdoor space. To the rear, a private patio seating area offers the perfect place to relax and enjoy the surrounding scenery, while raised railway sleeper flower bed borders and rockery create a stylish and colourful backdrop.*

*Internally, the accommodation is well proportioned throughout. A good-sized kitchen opens into the dining area, which in turn features an archway leading into the impressive living room. The lounge is a particularly bright and spacious room, benefiting from a double-fronted design with two bay windows and an additional side window allowing natural light to flood the space.*

*There are two generous double bedrooms, both offering fitted storage, together with a well-presented bathroom serving the accommodation.*

*Combining spacious living accommodation, beautifully landscaped gardens and a stunning position overlooking woodland and farmland, this delightful park home presents an excellent opportunity to enjoy peaceful living within one of the area's most popular over 50s developments.*

## Agents Notes

10% from the sale income is payable to the park owners.

Pitch fees are currently £207.85 per calendar month which is inclusive of all services, including private sewerage treatment tank costs.

The owner advises that there are reduced SWW charges as the foul drainage is connected to a private sewerage treatment plant on site and any charges are already included in the annual pitch fee.

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 which is noted above. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

## Living Room

Open arch from dining area, 3 double glazed windows to front and side, feature fireplace with back boiler and mains gas fire, built-in storage unit and display cabinet, built-in side board and storage unit, wall mounted radiator.

## Dining Room

Double glazed door and window to side, wall mounted radiator.

## Kitchen

Double glazed window and door to side, wall and base units, work surfaces, sink unit, space for a selection of appliances, roller window blind, extractor fan, heating and hot water programmer, cupboard with hot water storage cylinder complete with 3kw immersion heater and thermostat and cold water storage tank, electric consumer unit.

## Hallway

Storage cupboard.

## Bedroom 1

Double bedroom with double glazed rear aspect window, fitted wardrobe and dressing table, wall mounted radiator.

## Bedroom 2

Double bedroom with double glazed side aspect window, fitted wardrobe and dressing table, wall mounted radiator.

## Bathroom

Double glazed side aspect window, bath with shower over, low level toilet, wash hand basin, two adjustable wall vents.

## Outside

Wrap around garden to sides and rear aspect with a path that loops around. Lawn edges, planted flower beds and planted feature rockery, rear patio and sleeper steps to mature flower bed, timber shed, 3no. separate sets of double doors to under home storage areas.

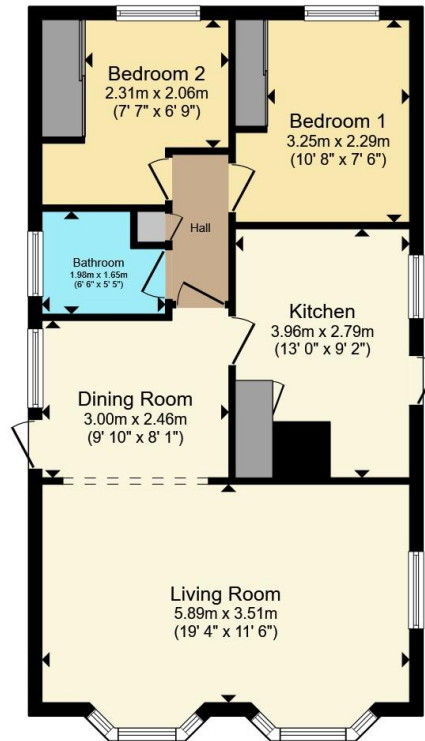
## Parking

Allocated parking space and ample general visitors parking.









Total floor area 65.7 m<sup>2</sup> (707 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](http://www.propertybox.io)



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/EXR317796](http://connells.co.uk/Property/EXR317796)**

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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