



Connells

Central Avenue
Newport Park Exeter

Central Avenue
Newport Park Exeter EX2 7EA

for sale guide price
£190,000



Property Description

GUIDE PRICE £190,000 - £200,000

A fantastic opportunity to acquire this brand-new two-bedroom park home, located within the sought-after Newport Park, a peaceful residential development for the over-50s, conveniently positioned close to the highly desirable town of Topsham and the city of Exeter. Designed for comfortable, low-maintenance living, this beautifully presented home offers bright and spacious accommodation throughout. The welcoming living area provides an ideal space for relaxing and entertaining, while the modern fitted kitchen comes complete with integrated appliances, allowing purchasers to move straight in and enjoy their new home from day one. The property benefits from two well-proportioned bedrooms and a contemporary bathroom finished to a high standard. Externally, the home enjoys attractive wrap-around gardens designed for ease of maintenance, providing a pleasant outdoor space to enjoy throughout the year.

Further benefits include a private parking space directly at the rear of the property, additional visitor parking within the development, and a peaceful community setting exclusively for residents aged 50 and over.

Newport Park is ideally located for easy access to Topsham's excellent range of independent shops, cafés, restaurants and riverside walks, whilst Exeter city centre, major road links and local amenities are all within convenient reach.

Offered with no onward chain and ready for immediate occupation, early viewing is highly recommended.

Agents Notes

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)

Commission as laid out in park home legislation is due only to the park on sale.

The home is for owner occupation only and cannot be sublet.

Please note that a council tax band has not yet been advised, please refer to the branch for further information.

Pitch fees are currently £214.41 per calendar month.

One small dog or cat per home is allowed by arrangement with the park owners.

There are restrictions relating to running a business, sub-letting, keeping boats, caravans or mobile homes on site and holiday use - please enquire with the Branch.

There is an easement on the title - please enquire with the Branch.

This is a new park home which comes with a 12 month guarantee.

Entrance Hall

Double glazed obscured door.

Living Room/ Kitchen

Double glazed patio doors and window to both sides, double glazed front aspect window and sealed unit, fireplace with gas fire, wall mounted radiator, wall and base units, work surfaces, electric oven, gas hob with extractor over, sink unit, built-in dish washer, cupboard housing boiler, built-in fridge freezer, double glazed side aspect skylight window.

Bedroom 1

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

Bedroom 2

Double glazed side aspect window, wall mounted radiator.

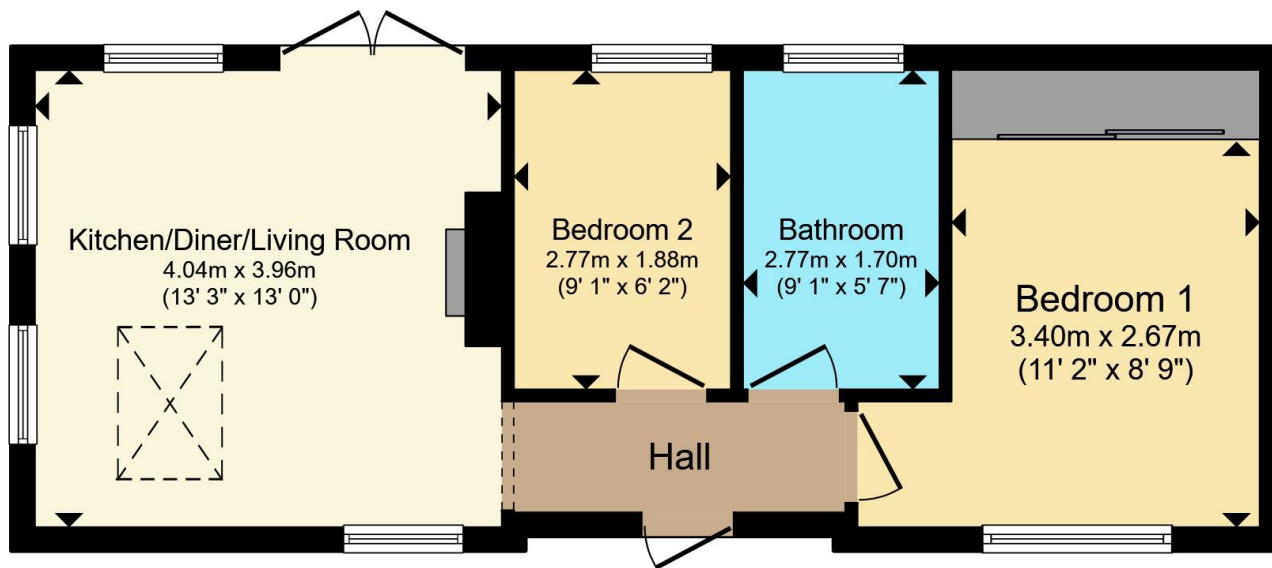
Bathroom

Two double glazed obscured side aspect windows, bath with shower attachment, low level toilet, wash hand basin with cupboard below, tiling, heated towel rail.

Outside

Gravelled areas surrounding property, fencing, gate for rear access to parking space.





Total floor area 41.5 m² (447 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



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure:

view this property online connells.co.uk/Property/EXR317969

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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