



Connells

Newlands Park Sidmouth Road
Aylesbeare Exeter

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Aylesbeare Exeter EX5 2JW

for sale guide price
£190,000



Property Description

GUIDE PRICE £190,000 - £200,000

Situated within the quiet and desirable Newlands Park, this well-presented two bedroom park home enjoys a peaceful position within a rural setting, conveniently located between the popular coastal town of Sidmouth and the historic city of Exeter.

The property offers a spacious and well-designed layout, ideal for comfortable living. A bright and inviting living room flows through to a separate dining area-perfect for both everyday living and entertaining. Doors lead out onto a raised terrace, providing a wonderful spot to relax while enjoying views across the surrounding countryside.

The modern fitted kitchen is well-equipped with ample storage and workspace, complementing the home's practical layout. The accommodation further comprises two bedrooms, including a generous principal bedroom with its own en suite shower room, as well as a separate family bathroom.

Externally, the property continues to impress with surrounding gardens that offer a pleasant outdoor space to enjoy. The raised terrace enhances the outdoor living experience, making the most of the scenic setting. In addition, there is private parking and the added benefit of a single garage, providing both convenience and security. Newlands Park is a tucked-away residential site known for its tranquil environment while still offering easy access to nearby transport links and bus routes. Early viewing is recommended.

Agents Notes

There is a restriction regarding the keeping of boats, caravans and mobile homes on site.

Waste from the property is served by a septic tank. Contact the branch for more details.

Pitch fees are currently £231.98 per month.

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.

Entrance Hall

Two storage cupboards, wall mounted radiator.

Living Room

Double glazed side aspect window, double glazed French doors to front, electric fireplace, two wall mounted radiators.

Dining Room

Double glazed front aspect window, two wall mounted radiators.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, sink unit, built-in double oven and gas hob.

Utility Room

Open from kitchen. Wall and base units, work surfaces, sink unit, boiler cupboard, space for washing machine and fridge freezer, door to side.

Bedroom 1

Double glazed side aspect window, fitted wardrobes, wall mounted radiator.

En-Suite

Double glazed side aspect window, walk-in mains shower, low level toilet, wash hand basin with storage under, extractor fan, wall mounted radiator.

Bedroom 2

Double glazed side aspect window, fitted storage, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath, low level toilet, wash hand basin, wall mounted radiator.

Outside

Lawned areas surrounding home, garage with up and over door, driveway.





Total floor area 85.9 m² (925 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

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/EXR317712

Tenure:

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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Property Ref: EXR317712 - 0005