



**Connells**

Oakley Walk Cat & Fiddle Park  
Clyst St. Mary Exeter



## Property Description

*Situated within the popular Cat & Fiddle Park development, this spacious and beautifully presented two bedroom park home offers modern and comfortable accommodation throughout.*

*The property features a bright and generously sized living/dining area, creating an excellent space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with ample storage and workspace, while the contemporary shower room has been finished to a high standard.*

*There are two well-proportioned double bedrooms, both offering comfortable accommodation and plenty of natural light.*

*Externally, the property benefits from private gardens surrounding the home, with easy-maintenance patio and lawn areas to the side and rear, providing excellent outdoor space to enjoy.*

*Having been built only five years ago, the property also benefits from the reassurance of approximately five years remaining on its warranty. This superb park home offers an excellent opportunity for buyers seeking modern, low-maintenance living within a peaceful setting.*

## Agents Notes

The Park Home is still under a New Homes Warranty.

Waste from the home is served by a cesspit. Please contact the branch for more details.

The owner advises that pitch fees are currently £261.16 per month - this includes sewage but not water, and is reviewed annually.

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.

## Living Room

Two double glazed front aspect windows, and two double glazed side aspect windows, French doors to garden. two wall mounted radiators.

## Kitchen

Double glazed rear aspect window, modern wall and base units, work surfaces, boiler, sink unit, oven, gas hob and extractor over, fitted fridge freezer, space for washing machine under counter.

## Hall

Wall mounted radiator.

## Bedroom 1

Three double glazed rear aspect windows, large built-in wardrobe, wall mounted radiator.

## Bedroom 2

Double glazed front aspect window, wardrobe, wall mounted radiator.

## Shower Room

Double glazed front aspect window, low level toilet, wash hand basin, walk-in mains shower, heated towel rail.

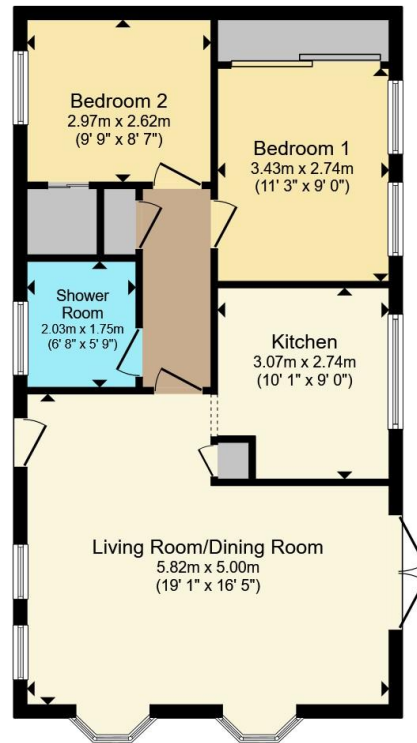
## Outside

Patio area. Steps to further patio area. Communal parking.









Total floor area 65.0 m<sup>2</sup> (700 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/EXR317818](http://connells.co.uk/Property/EXR317818)**

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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