

for sale

£60,000



## Quarr Lane Park Quarr Lane Sherborne DT9 4JA

A well-presented one-bedroom park home located in the popular over-50s Quarr Lane Park in Sherborne, offering comfortable single-level living with a lounge, kitchen, bedroom, bathroom, and a low-maintenance garden.



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## Lounge

Double glazed window to the side and a double glazed door to the rear, radiator and a telephone point.

## Kitchen

Double glazed windows to the front and side, double glazed door to the porch, larder cupboard housing the consumer unit, serving hatch, boiler cupboard, space for a fridge/freezer, two bowl sink and an electric cooker point.

## Bedroom One

Double glazed window to the porch and side, fitted wardrobes and a radiator.

## Bathroom

Double glazed window to the side, bath with an electric shower over, WC, wash hand basin and a radiator.



## Garden

The garden is mainly laid to gravel with raised beds, flower beds and mature shrubs, aluminium shed, outside tap and the gas tank.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

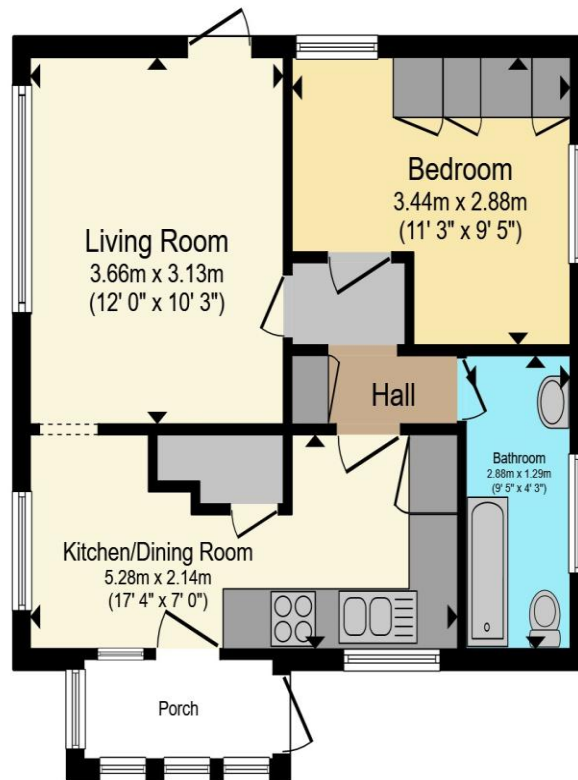
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.).

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.

Guidance can be sought from Park homes - GOV.UK [www.gov.uk](http://www.gov.uk)





Total floor area 39.4 m<sup>2</sup> (424 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)

**Connells**

To view this property please contact Connells on

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92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306700 - 0005

Tenure: EPC Rating: Exempt

Council Tax Band: A

**view this property online**  
**[connells.co.uk/Property/SHR306700](http://connells.co.uk/Property/SHR306700)**

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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