



**Underhill Park, Tiverton EX16 6SF**

fox & sons

welcome to

## Underhill Park, Tiverton

Offered to the market with NO ONWARD CHAIN is this two double bedroom park home located in close proximity to the town centre. In brief the property has a modern kitchen/diner, spacious lounge, master with en-suite and separate bathroom. Off road parking and rear garden.

### Description

Located within a small residential park home site exclusively for over 50's is this exceptionally well-presented park home. The site is in close proximity to the town centre. This detached luxury home is a newly refurbished and is ready to move into. Upon approaching the property, you have a driveway providing off road parking.

On entering the home, you step into the entrance hall with an opening into the fantastic open plan dual aspect kitchen dining room, this is the heart of the home. The kitchen is modern and well equipped. The lounge is dual aspect and of a good size. There are two bedrooms, the master bedroom is superb with built on wardrobes and a stylish en-suite shower room. The second bedroom further benefits from built in wardrobes. Completing the property is a large bathroom with a Jacuzzi bath and even a TV! Externally the property has a patio area and stone chipped area.

Please note this is an over 50's site, pets are allowed please ask to see a copy of the site rules. This property is heated by bottled gas central heating and is double glazed throughout.

### Entrance

Steps lead up to the side door .UPVC door to side opening into the entrance which opens out into the kitchen/diner, radiator.

### Kitchen/Diner

19' 1" Max x 12' Max ( 5.82m Max x 3.66m Max )  
Double glazed windows to side. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated appliances including oven and hob with extractor fan, fridge and freezer, dishwasher, door to side, radiator.  
The dining area has space for a dining table and chairs, window to side, radiator.



### Lounge

11' Max x 19' 4" Max ( 3.35m Max x 5.89m Max )  
Double glazed bay windows to front and side. Wall mounted electric fire, built in shelving units in each corner, television point, radiator, patio doors to the side.

### Inner Hall Way

Built in cupboard housing the wall hung boiler, thermostat, doors to all rooms.

### Bedroom One

11' 9" Max x 15' 2" Max ( 3.58m Max x 4.62m Max )  
Double glazed window to side. The master bedroom has a range of built in wardrobes and draws, television point, door to en-suite.

### En-Suite

Double glazed window to side. Wash hand basin, vanity unit, WC, walk in rainfall shower, shaver point, heated towel rail, radiator.





### **Bedroom Two**

9' 7" Max x 12' 7" Max ( 2.92m Max x 3.84m Max )  
Double glazed window to side. The second bedroom has a range of built in wardrobes and draws, television point, radiator.

### **Bathroom**

Double glazed window to side. The modern stylish bathroom has a hand wash basin with vanity unit and mirror, WC. The Jacuzzi style bath has an inset television to one end and a mirrored wall, part tiled, heated towel rail, radiator.

### **Front Garden**

To the front of the property is a wooden gate leading to a paved area which leads down the side of the property to the rear.

### **Rear Garden**

The rear garden is laid to artificial lawn with a patio area and raised flower beds and trellis to the rear wall. There is a brick area for bin storage.

### **Parking**

There is off road parking to the side for a couple of vehicle.

### **Service Charge**

Contact Fox & Sons for details on the service charge & park site rules.

The ground rent is £261.17 per month  
Electric & Water is metered and is payable to the site owners.

### **Council Tax Band A**

#### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

#### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. 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. Where a park home site is licensed for HOLIDAY USE or with OCCUPANCY RESTRICTIONS, the Mobile Homes Act 1983 does not apply.



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## Underhill Park, Tiverton

- Detached Park Home, Over 50's
- Two double bedrooms
- Master with En-suite
- Spacious kitchen/ dining/ living
- Council Tax Band A

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

**£220,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT105093 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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