

Connells

Rydon Lane
Exeter

Rydon Lane
Exeter EX2 7HW

for sale
£130,000







Property Description

Located within the sought-after Rydon Park development, this well-presented park home offers comfortable and modern accommodation in a peaceful setting, ideal for those seeking low-maintenance living.

The property is entered via a bright and welcoming open-plan living space, where the modern fitted kitchen seamlessly flows into the lounge area, creating a sociable and practical layout. French doors open directly onto a raised patio area, providing an ideal space to relax or entertain whilst enjoying the surrounding gardens.

A contemporary shower room serves the accommodation, while the spacious double bedroom has been thoughtfully reconfigured by the current owner. Originally designed as a two-bedroom layout, the space has been adapted to create one substantial bedroom featuring a dedicated walk-in dressing area with fitted wardrobes, offering excellent storage and a luxurious feel.

Externally, the property enjoys private surrounding gardens designed for ease of maintenance, incorporating patio areas alongside a useful garden shed with power. The plot also benefits from direct access to the attractive communal lawned gardens that surround the park home site, enhancing the sense of space and community. Off-road parking is available within the communal parking areas nearby.

This delightful home offers an excellent opportunity for those seeking a peaceful lifestyle in a well-maintained park home setting.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Pitch Fees are currently £1879.28 per annum (April 2026 - March 2027).

There is a 10% fee to be paid to the Park Home on sale.

This Park Home is for over-55's only.

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

Heating to the property is served by bottled gas. Please make enquiries to satisfy yourself.

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)

Entrance Hall

Wall mounted radiator.

Living Room

Double glazed rear aspect door and sliding door to side, wall mounted radiator.

Kitchen

Two double glazed side aspect windows, wall and base units, work surfaces, built-in oven and hob and dish washer, space for washing machine and fridge freezer, sink unit.

Bedroom

Two double glazed windows, fitted wardrobes, wall mounted radiator.

Wet Room

Double glazed rear aspect window, wet room shower, low level toilet, wash hand basin.

Outside

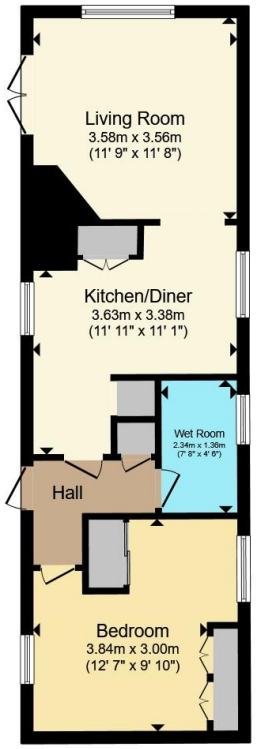
Patio, raised patio, two outside taps, power, brick shed with power and light, garden shed with power.

Parking

Car park/ communal spaces only.











Total floor area 46.3 m² (499 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

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318372

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.