



Ref: L796851
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Totnes Road, Abbotskerswell
£165,000 Leasehold
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- 🏠 A two bedroom park home
- 🏠 Good size lounge
- 🏠 Fitted kitchen
- 🏠 Modern shower room
- 🏠 Gardens
- 🏠 Parking
- 🏠 Popular location
- 🏠 Viewing Highly Recommended



A detached two bedroom park home situated on a popular site.

A well-presented two-bedroom park home with off road parking and a private garden, located on the outskirts of Abbotskerswell. The property is situated on the popular Abbotshill site, the site benefits from great transport links and is within proximity of the local amenities.

A UPVC obscure double glazed front door takes you into the hallway with a central heating thermostat and timer, single panelled radiator and doors leading to the principle rooms.

The lovely light lounge has two UPVC double glazed windows; one overlooking the side aspect and one overlooking the front aspect, two single panelled radiators and UPVC double glazed doors giving access to the garden space.

The superb kitchen has a range of wall and base level kitchen units, a drawer unit, fitted working surfaces with tiled splash backs, a stainless steel sink unit with single drainer, space for an electric oven, space and plumbing for a washing machine, space for under counter fridge or freezer, a storage cupboard housing the combination boiler, extractor fan, UPVC double glazed window overlooking the front aspect, UPVC double glazed window overlooking the rear aspect and a single panelled radiator.

Our View "A beautiful and well presented park home with two bedrooms, gardens and parking."



Bedroom one has a storage cupboard housing the electric fuses and having fitted shelving for additional storage, single panelled radiator and a UPVC double glazed window overlooking the rear aspect.

Bedroom two has a single panelled radiator and a UPVC double glazed window overlooking the front aspect.

The modern shower room has a fully tiled corner shower cubicle with electric shower unit, a vanity style sink unit with cupboard under which also extends to conceal the fittings of the low flush WC, a single panelled radiator and an obscured UPVC double glazed window to the front aspect.

The gardens - To the front of the property there is a garden mainly laid to gravel interspersed with stepping stones, for the display of tubs, and planted with shrubs. To the side of the park home there is parking for one to two cars and to the rear the garden there is paved and gravelled area for ease of maintenance. There is a storage shed and well-established shrubs.

Agents Notes

The park home is neither Freehold or Leasehold that is because you are buying the static park home. The land remains the property of the park home at all times. The ground rent is approximately £180.00 per calendar month. There is mains electricity, water and drainage. The gas is LPG.

There are no dogs allowed and there is an age restriction of 50 years plus.

The council tax is band A, for the period from 01/04/2023 to 31/03/2024 the cost is £1,488.89.



Notice These details have been provided as a general guide and we have not carried out a details survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contact. Intending purchasers should not rely on them as statements of fact but must themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation. Unauthorised reproduction of these floor plans and photos is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		0	0