

*** ONLINE VERSION *** | The Beeches, Sampford Courtenay

£115,000



DBO1612

Park Home

2 Bedrooms

A very well appointed park home with gas central heating and PVCu double glazing situated on well maintained rural park home development. Exclusively reserved for the over 50s.

Entrance hall, large lounge diner, utility room, kitchen, 2 double bedrooms - 1 with en-suite shower room and dressing area, bathroom, garage, parking for 3 more, gardens front and rear.

THE LOCATION

From Okehampton take the B3215 north east where signposted to Crediton. After about 4 mile cross the bridge at Belstone Corner and the entrance to The Beeches will be found a few yards along on the right hand side. As you enter the park take the first right and Number 29 is the last one on the left.

THE ACCOMMODATION

The front door opens to a small

ENTRANCE HALL with fitted carpet, radiator, built-in cloaks cupboard.

LOUNGE/DINER 5.8m x 4.88m (L-shaped - max. dimensions)(19' x 16'), fitted carpet, 2 radiators, coal effect electric fire, dual aspect windows, TV aerial socket.

INNER HALL with fitted carpet, telephone point, hinged ceiling trap to insulated roof space, airing cupboard.

UTILITY ROOM 2.64m x 1.6m (8' 8" x 5' 3"), fitted floor and wall units, plumbed recess for an automatic washing machine, wall mounted and concealed gas boiler providing domestic and central heating hot water, door to side driveway, open archway to the

KITCHEN 3.22m x 2.65m (10' 7" x 8' 8"), fitted floor and wall units, inset stainless steel sink, recess for a tumble dryer, fitted carpet, extractor fan, fluorescent strip light.

BEDROOM 1 3.69m x 2.92m (12' 1" x 9' 7"), fitted carpet, radiator, 2 fitted double wardrobes with twin chests of drawers and dressing table between, telephone point, arched entrance to a

DRESSING AREA with double wardrobes on either side, door to the

EN-SUITE SHOWER ROOM with fully tiled shower cubicle having an instant electric shower unit, vanity wash basin and close coupled w.c.. Fitted carpet, radiator, strip light/razor socket, extractor fan.

BEDROOM 2 3.05m x 2.92m (10' x 9' 7"), fitted carpet, radiator, fitted double and single wardrobes with chest of drawers/dressing table between.

BATHROOM with a suite of panelled bath, vanity wash basin and close coupled w.c.. Fitted carpet, radiator, strip light/razor socket, extractor fan.

OUTSIDE

The front garden contains a large number of well established shrubs.

A side driveway/parking area provides access to the detached GARAGE with up 'n over door.

The enclosed rear garden is largely paved with some shrubs and an apple tree.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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