

*** ONLINE VERSION *** | The Firs, Bakers Hill

£129,950



DBX1669

Park Home

2 Bedrooms

A WELL PRESENTED PARK BUNGALOW IN TIP TOP ORDER SITUATED ON THE WESTERN EDGE OF EXETER - PRELIMINARY DETAILS

* Entrance Hallway * Good Size Reception Room * Extremely Well Fitted Kitchen/Dining Room * Two Good Bedrooms * Excellent Bathroom * Modern Double Glazing * Gas Fired Central Heating * Easily Managed Level Garden * Reserved Parking Space *

This most attractive park bungalow occupies a good position at The Firs Park, just off a frequent bus route into the city of Exeter, approximately two miles distant. Good long distance views are enjoyed over the surrounding countryside and access onto the A30, M5 and other trunk roads is excellent. This modern park bungalow has been on the site for nine years and has been extremely well maintained. It features gas fired central heating, double glazing, a superb new kitchen and attractive bathroom. It is a very light and airy home that is quietly located but within easy reach of Exeter.

£116.00 ground rent

The **ACCOMMODATION** comprises with approximate measurements:-

UPVC TYPE FRONT DOOR: Half double glazed with leadwork and coloured glass rose motif.

HALLWAY: With dado rail and central heating radiator. Coved ceiling. Built in cupboard containing a modern Vaillant gas fired central heating boiler (LPG).

SITTING ROOM: 16' x 11' (4.88m x 3.35m). With dual aspect double glazed windows affording open views over the surrounding area. Central heating radiator. Fitted gas fire in hardwood surround. Coved ceiling. Fitted dado rail.

KITCHEN/DINING ROOM: 15'6 x 8'6 (4.72m x 2.59m). With a most attractive range of units in Oak incorporating base units, wall units and worktops in granite effect with tiling above. Ariston fridge and freezer integrated into the units. Creda electric fan oven and hob. Larder cupboard. heavy duty acrylic sink unit with one and a half bowls and mixer tap. Plumbing for washing machine. Laminate flooring. Embossed coved ceiling. Central heating radiator. Door to garden.

BEDROOM 1: 10'3 x 7'7 (3.12m x 2.31m). With a range of fitted bedroom furniture including ladies and gents wardrobes and bedheads cupboards. Embossed coved ceiling. Central heating radiator.

BEDROOM 2: 9'6 x 8' (2.9m x 2.44m). With mirror fronted wardrobes and built in bedside cupboards and flying cupboard. Central heating radiator.

BATHROOM: With a most attractive white suite comprising panelled bath with mixer tap and shower over, low level WC and pedestal wash hand basin.

OUTSIDE: Easily managed gardens surround the property. It is mainly patio and there are a number of shrubs and climbing plants. Two lock up sheds for tools etc. We understand that there is a reserved parking space, almost adjacent to the bungalow.

LEASE DETAILS: This property is held under the Mobile Homes Act. We are given to understand that the monthly ground rent and maintenance charges amount to approximately £116.00

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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