

*** ONLINE VERSION *** | Wellington Close, Ringswell Park

£134,950



DBX1806

Park Home

2 Bedrooms

AN IMMACULATELY PRESENTED FOUR YEAR OLD TWO BEDROOM PARK HOME WITH CONSERVATORY

* Large Reception Room * Modern Fitted Kitchen * Utility Room * Conservatory * Two Bedrooms * Bathroom * Off Road Parking * Rear Garden * Double Glazing * Gas Fired Central Heating * No Chain *

This is a really nice park home which is only four years and features all modern conveniences including a nicely fitted kitchen, up to date bathroom, attractive conservatory, double glazing and gas fired central heating. The property has been tastefully decorated in a neutral style throughout and has been well maintained and lovingly cared for by the current vendors. It is hard to tell the difference between a standard construction bricks and mortar bungalow and this park home, due to it being so modern, well planned and spacious.

The property enjoys some attractive views over the surrounding parts of Exeter, due to the fact that Ringswell Park is on a slightly elevated position on the eastern outskirts of Exeter, just off the Middlemoor roundabout. Access onto the trunk road system and M5 couldn't be easier and local amenities including a Tesco superstore and retail park are a few minutes walk away.

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

UPVC DOUBLE DOOR TO:

CONSERVATORY: 9'1 x 6'7 (2.77m x 2.01m). Constructed in uPVC with a polycarbon roof. Door to reception room.

SITTING/DINING ROOM: 19'8 x 13'8 (5.99m x 4.17m). A very good size light dual aspect room. Coved ceiling. Two central heating radiator. Attractive inset coal effect gas fire with decorative mantle surround.

INNER HALLWAY: With coved ceiling and storage cupboard with shelving.

KITCHEN: 10'6 x 8'8 (3.2m x 2.64m). With an extensive range of white wall and base units with roll edge worktops incorporating a stainless steel single sink unit with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Coved ceiling. Ceiling striplight. Vinyl flooring. Central heating radiator. Utility room off.

UTILITY ROOM: 14'4 x 6'7 (4.37m x 2.01m). Constructed in uPVC with a polycarbon roof. Vinyl flooring. Door to outside onto decked area.

BEDROOM 1: 9'1 x 7'10 (2.77m x 2.39m). With central heating radiator. One wall of fitted wardrobes with hanging rail, shelving and dressing table area.

BEDROOM 2: 9'9 x 8' (2.97m x 2.44m). With central heating radiator. Coved ceiling. Fitted wardrobe with drawers.

BATHROOM: With suite comprising close coupled WC, pedestal wash hand basin and panelled bath with Mira shower over. Vinyl flooring. Fully tiled walls. Central heating radiator. Coved ceiling. Extractor fan. Large fitted cupboard with shelving.

OUTSIDE:

FRONT: At the front of the property is a small bedding area and steps to an attractive decked area which also affords side access and access into the utility room. Off road parking is available to the front of the property.

REAR: At the rear of the property is a level patio garden which a herringbone paved area and there is also a side gate.

NOTES: We understand that this property is held under the Mobile Homes Act and that there is a monthly charge of £113.00 per month. We also understand that occupation is restricted to the over 50's.

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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