



Abbotshill Park, Abbotskerswell

1x 1x

ENERGY RATING N/R

- Virtual Tour Available
- Detached Park Home for Improvement
- 1 Double Bedroom
- Lounge, Kitchen and Bathroom
- Over 55s
- Sought-After Site
- Parking Space Close By
- Gardens
- Edge of Village Location
- EPC: Exempt

Guide Price:
£40,000
PARK HOME

9, Abbotshill Park, Totnes Road, Abbotskerswell, TQ12 5NG - Draft

A detached park home for refurbishment situated on the popular Abbotshill Park site itself on the edge of the picturesque village of Abbotskerswell, offering detached single storey living on a budget. Benefiting from gas central heating and double-glazed windows, the property has been clearly loved in the past but now needs complete redecoration and updating of kitchen and bathroom fittings. The property has lawned gardens on two sides with some mature planting and a long, paved terrace on a third side, and there is parking available nearby. From the principal rooms, views over the neighbouring hedge to fields can be enjoyed. Abbotshill Park is situated directly on a bus route to Newton Abbot which is around 1.5 miles away and offers an extensive range of shops, businesses and a mainline railway station. The village of Abbotskerswell supports a vibrant and active lifestyle opportunity with many clubs and societies and is home to a popular inn and well-attended church.

Accommodation:

The accommodation includes a hallway with walk-in boiler/storage cupboard off, a double bedroom, kitchen and double aspect living room.

Outside:

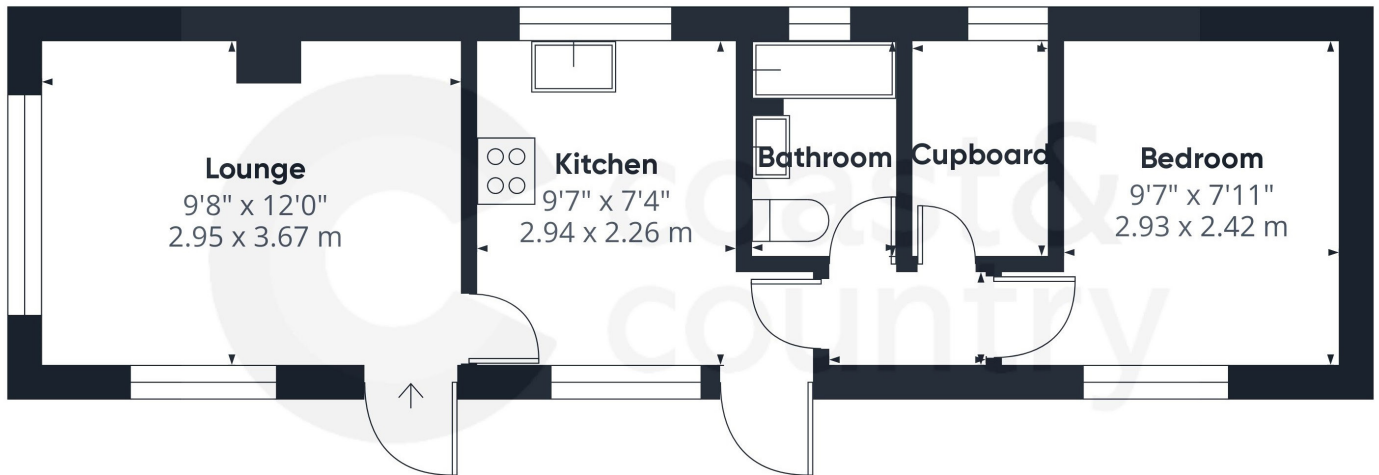
Lawned gardens on two sides.

Parking:

Space within a communal car park close by.

Directions:

From Newton Abbot take the A381 Totnes Road. Abbotshill Park can be found on the left hand side, just after the main turning into Abbotskerswell and before Denbury Diesels.



Approximate total area

342.94 ft²
31.86 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Tenure: Park home.

Council Tax: Currently Band A

Site fee: Currently £180.97 per calendar month

Review Period: Annually.

Age Restriction: Over 55s

Pets: No dogs allowed.

No sub-letting allowed.

Mains water. Mains electricity. Mains drainage. LPG gas central heating.

The sale of this property is subject to a grant of probate.

EPC: Exempt as park home.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.