



Kingsteignton

1x 1x

ENERGY RATING
N/R

- Virtual Tour Available
- Well-Presented Park Home
- 1 Double Bedroom
- Lounge & Kitchen

- Modern Shower Room
- Rented Garage
- Low Maintenance Garden
- Popular Development

Guide Price:
£89,950
PARK HOME

12 Shadynook Park, Crossley Moor Road, Kingsteignton, TQ12 3LG

Smartly-presented, this single detached park home is situated on the highly sought-after Shadynook site within popular Kingsteignton. Occupying a corner site, the property has lovely level and easy to maintain gardens with artificial lawn and paved terrace on both sides. Currently there is a single garage included within the monthly site rent fees providing parking.

The Shadynook Park Home site has been established and well-respected for many years and is located just off Crossley Moor Road. Within a fairly level walk is a range of shops including a small supermarket and post office as well as many other amenities.

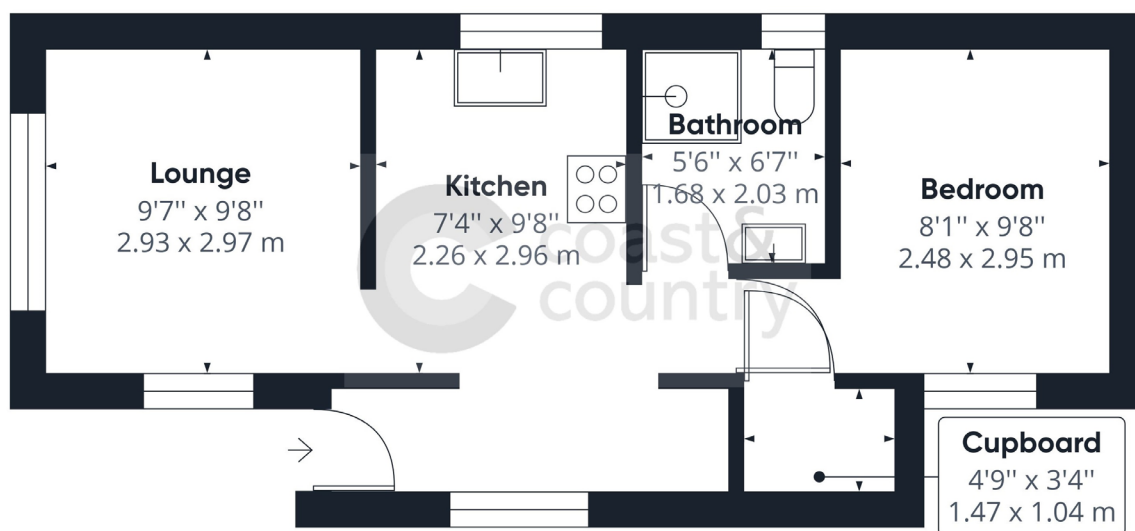
Accommodation: Stepping inside, the home has a light-filled interior and offers extended and freshly decorated accommodation. The double-glazed front door opens to an entrance porch/utility area which has a window to the side, appliance space and plumbing for the washing machine. Open plan to the entrance porch is the kitchen with a U-shape of units and countertops, well-lit by a window to the side. At the front and accessed from the kitchen is a cosy sitting room with double-aspect windows. At the rear is a double bedroom with good-sized walk-in wardrobe off. Completing the picture is a shower room with smart modern white suite of shower cabinet, low-level WC and pedestal wash basin.

Garden: Delightful gardens on both sides of the house designed with ease of maintenance in mind. Artificial grass area and paved terrace.

Parking: There is a single garage which is currently included in the site rent/fees.

Directions:

From Newton Abbot take the B3195 to Kingsteignton. At the fountain roundabout take the second exit (turn right) into Fore Street. Turn left by The Bell Inn into Crossley Moor Road. Continue along Crossley Moor Road and continue past the left hand turn for Clifford Street. Take the next left into Shadynook Park.



Approximate total area

366.46 ft²

34.05 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.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band A

Site Fees: Currently Approx. £192 pcm to include the rent for the garage.

Review Date: Annually in January.

Mains water. Mains drainage. Mains electricity. Bottled LPG gas.

Age Restriction: Over 55s.

Pets: At the discretion of the site owner.

Coast and Country are acting for executors in this sale. The estate is such that a grant of probate is unlikely to be required.

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.

Energy Performance Certificate:

This property is
EPC exempt.