



C6, Buckingham Orchard, Chudleigh Knighton - TQ13 0EW

Guide Price £140,000 Residential Park Home

A Detached Residential Park Home with Driveway Parking. Recently Fitted Kitchen & Wet Room, Two Double Bedrooms and Lounge/Diner. Village Location. Age restriction applies 50+ years. Maximum of two pets allowed. **Chain Free**


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/Diner: 5.75m x 4.93m (18'10" x 16'2") 'L' Shaped

Kitchen: 3.10m x 2.82m (10'2" x 9'3")

Bedroom: 3.22m x 2.80m (10'7" x 9'2")

Bedroom: 2.90m x 2.80m (9'6" x 9'2")

Shower Room: 1.97m x 1.48m (6'6" x 4'10")

USEFUL INFORMATION:

Heating: Oil Fired Boiler

Services: Mains water, drainage & electricity.

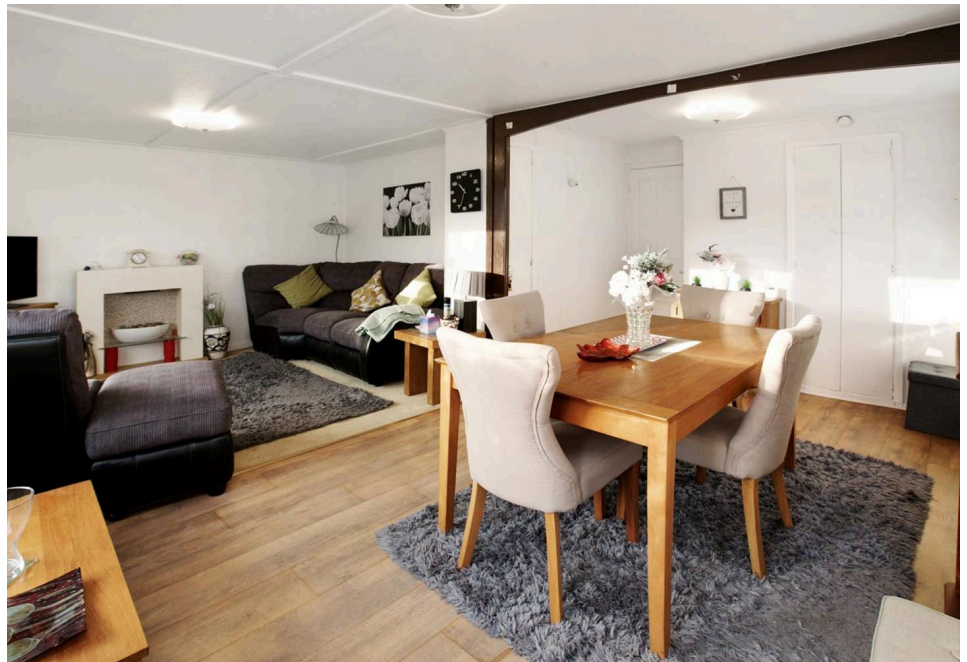
Local Authority: Teignbridge District Council

Council Tax Band: A (£1578.24 p.a 2024/25)

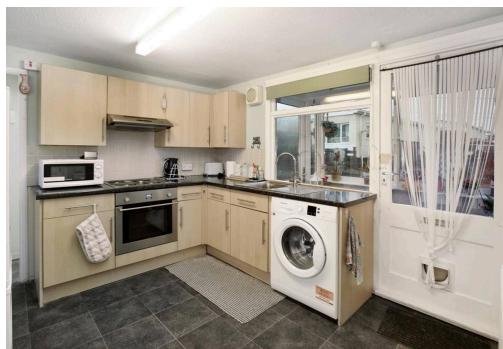
Tenure: Residential Park Home

Service/ground rent charge is currently £131.67 per month. Age restriction applies 50+ years. Maximum of two pets allowed. (two cats/ or two dogs/ or one cat and one dog). Maximum of two cars allowed.

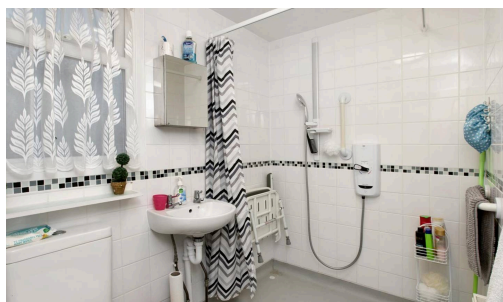
Please note that on a sale of a park home, the seller has to pay the site owner 10% of the sale price.

**STEP OUTSIDE:**

A gravelled area to the front is an ideal off road parking area. The park home sits in the middle of the plot and so there is a wrap around garden which has been planted with lots of shrubs and plants to give colour all year round. There are various seating areas and a small shed for storage. The oil fired free standing boiler is located to the side of the property and tucked away to the rear is the oil tank.

**LOCATION:**

Buckingham Orchard Park Home Site, is located in the village of Chudleigh Knighton. This village is situated a short distance from the A38 Devon Expressway which links Exeter to the North and Plymouth to the South. The village has the benefit of a primary school, a pub called the Claycutters Arms, hairdressers and Village Hall. A further range of shopping and leisure facilities are available in the nearby towns of Chudleigh, Bovey Tracey and Newton Abbot.





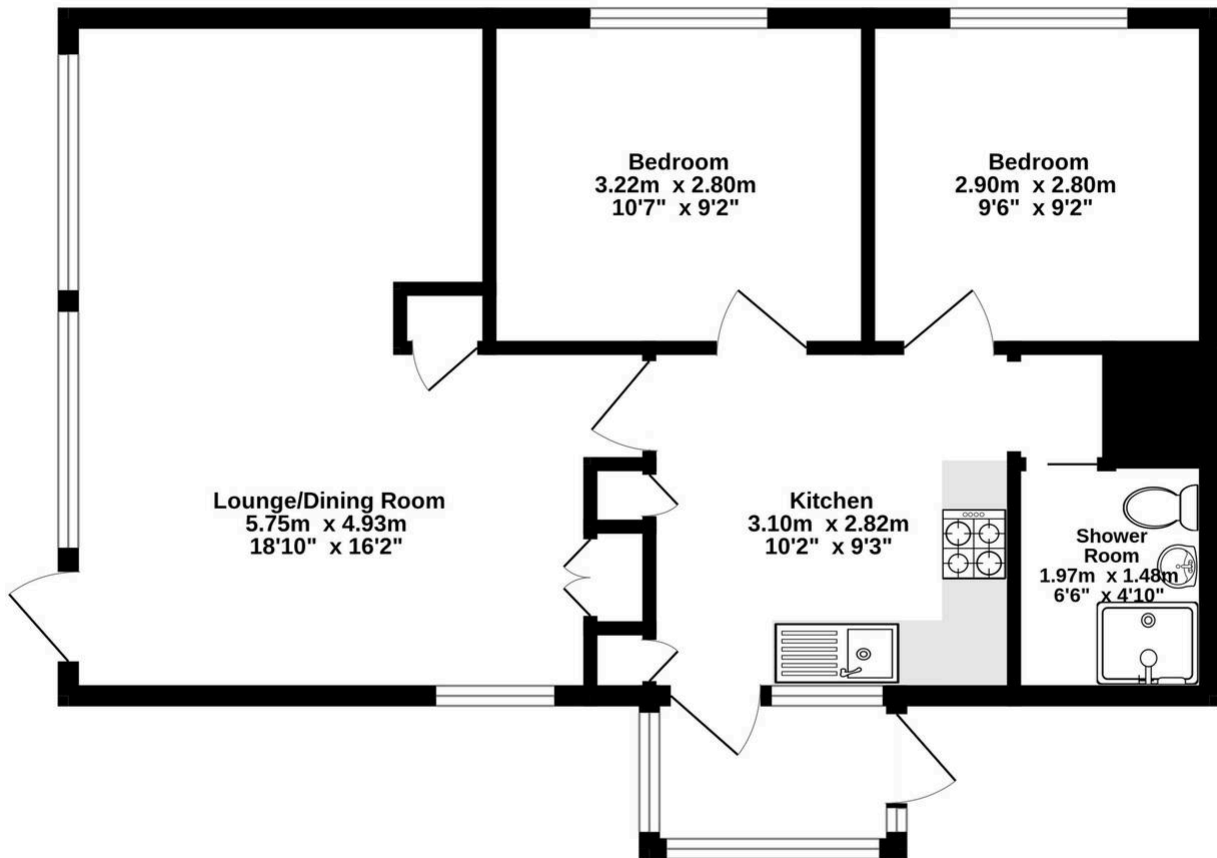
STEP INSIDE:

An enclosed porch to the front is ideal to remove coats and shoes. A door leads to the kitchen. This recently fitted kitchen has a built in electric oven and hob with extractor hood over. It has ample storage cupboards and space for washing machine and fridge/freezer. The 'L' shaped living room is large enough for a dining table and chairs plus floor to ceiling windows allowing in lots of natural light and a door gives access to the raised decked, seating area.

There are two double bedrooms, both with built in wardrobes. The wet room has a walk in shower with WC and basin. It has been well maintained and considering its age, in generally good condition, this park home is available chain free.



Ground Floor
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 57.6 sq.m. (620 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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