



Connells

The Avenue Buckingham Orchard
Chudleigh Newton Abbot



Property Description

Located in the sought-after setting of Buckingham Orchard, this charming detached two bedroom park home offers comfortable single-storey living, ideal for those seeking a quieter pace of life.

The property is well arranged throughout, featuring a central hallway leading through to a generous lounge, filled with natural light courtesy of its dual-aspect windows. A feature fireplace creates a cosy focal point to the room, while the generous floor area allows space for a full living suite.

The kitchen/dining room provides a practical and inviting space for day-to-day living. With extensive fitted cupboards, ample work surfaces, integrated cooking facilities and space for appliances, it is well-designed for functionality. A dining area sits by the window, creating a bright spot for morning coffee or evening meals. A side door gives direct access to the garden and outdoor seating area.

Both bedrooms are well-sized and positioned privately away from the main living spaces, served by a modern shower room finished in fresh neutral tones.

Externally, the home enjoys wrap-around gardens laid mainly to lawn, with a patio and seating areas ideal for enjoying the sun throughout the day. There is off-road parking to one side along with a garden shed for storage. The property sits attractively on a corner plot with neat boundaries and green surroundings.

A lovely home offering comfort, space and an attractive location - an excellent opportunity for those looking to downsize.

Front Of The Property

Area of lawn to the front and wrapping around to the side, Paved pathway through a gate leads to the entrance of the home. Gravel parking area for two vehicles.

Entrance Hallway

Spacious hallway with a storage cupboard and a wall mounted radiator.

Lounge

18' x 10' 4" (5.49m x 3.15m)

Double glazed window to the side and triple glazed window to the front of the property, feature fireplace with gas fire and two wall mounted radiators.

Kitchen/Diner

16' 4" x 8' 5" (4.98m x 2.57m)

Double glazed window to the rear of the property, wall and base units, gas hob with extractor over, electric oven, one bowl stainless steel sink/drain, plumbing for washing machine, space for fridge/freezer, storage cupboard, space for table and chairs, wall mounted radiator and door to the rear.

Bedroom One

11' 4" x 9' 1" (3.45m x 2.77m)

Triple glazed window to the front of the property, built-in wardrobes and a wall mounted radiator.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m)

Triple glazed window to the rear of the property, built-in wardrobes and a wall mounted radiator.

Shower Room

Obscure double glazed window to the rear of the property, shower cubicle, WC, wash hand basin, extractor fan and a wall mounted radiator.

Rear Of The Property

Fenced area with lawn, patio and shed for additional storage. Side gate to the front of the property.

Agents Note

Occupiers must be 50 years of age or over.

Pitch Fee: £193.51 pcm

Pets: One Cat or One Dog

Site Rules can be found here:
<https://www.teignbridge.gov.uk/media/2408/buckingham-orchard.pdf>

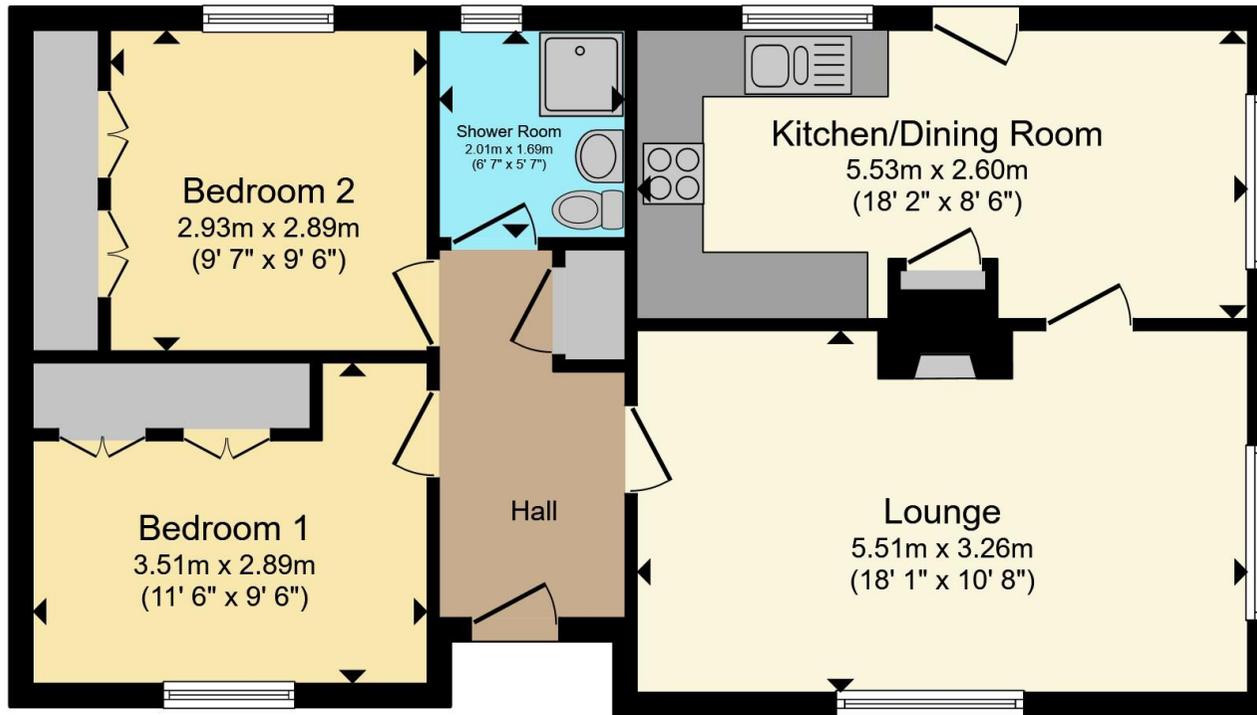
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









Total floor area 64.0 m² (688 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/NAB313175

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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