



Connells

Glen Close
Clyst St. Mary Exeter



Property Description

GUIDE PRICE £170,000 - £180,000

This well-presented two-bedroom park home is situated on the popular Cat & Fiddle Park in Clyst St Mary and offers spacious and comfortable accommodation throughout. The property includes an entrance hall, a bright dual-aspect living room which opens into a dining area, and a modern fitted kitchen with a range of units, built-in oven, gas hob and space for additional appliances.

There are two good-sized double bedrooms located towards the rear of the home along with a contemporary shower room fitted with a shower cubicle, vanity basin, WC and heated towel rail. The property benefits from double glazing and central heating, ensuring comfortable living all year round.

Outside, the home sits on a generous enclosed plot with wrap-around gardens mainly laid to lawn and a patio seating area. A detached garage with power and lighting provides useful storage or parking, alongside ample off-road parking. Cat & Fiddle Park is a residential development for the over 50s, conveniently located within easy reach of Exeter, the coast, local transport links and nearby amenities.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property 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.

Pitch fees are currently £2482 per annum, to be reviewed in January 2027.

Entrance Hall

Storage, wall mounted radiator.

Living/ Dining Room

L' shaped living/ dining space with double glazed front and side aspect windows, storage cupboard, fireplace with electric fire, two wall mounted radiators.

Kitchen

Wall and base units, work surfaces, double electric oven, gas hob with extractor over, double glazed window and door to driveway, sink and drainer, space for washing machine, dish washer and fridge freezer.

Bedroom 1

Triple door wardrobe, double glazed rear aspect window, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

Shower Room

Double glazed side aspect window, shower, low level toilet, wash hand basin, heated towel rail.

Outside

Lawn to front and side with steps to porch entrance, Large patio area, further lawn, metal garden shed, low fenced surround.

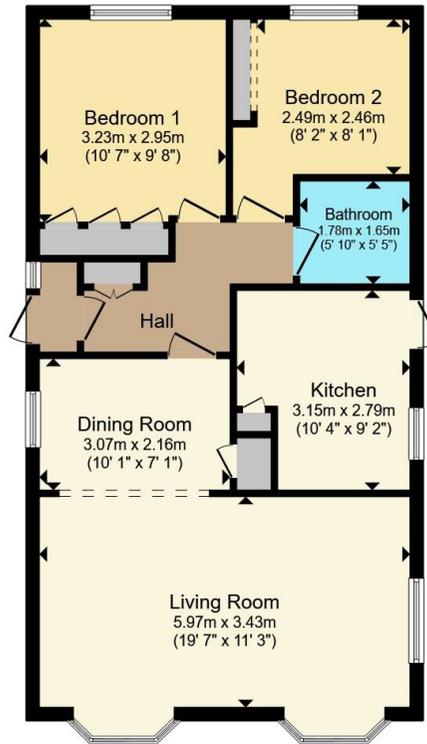
Parking

Garage with up and over door, power and light. Driveway parking for 1 car,









Total floor area 67.1 m² (722 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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8-9 South Street
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EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/EXR317622

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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