



## Runnymede, Woodlands Way Norton Manor Estate, Presteigne, LD8 2EG

- Set On The Norton Manor Park Estate
- Detached Park Home In
- Elevated Position With Surrounding Views
- 2 Bedrooms
- Lounge
- Kitchen
- Driveway Parking
- Detached Garage
- Double Glazed
- Centrally Heated



Offers in the region of £50,000

To arrange a viewing please contact us on [t. 01568 610600](tel:01568610600) [f. 01568 610252](tel:01568610252)  
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property

## FULL PARTICULARS

The property is approached via a driveway through Norton Manor Park leading to an allocated driveway space to the side of Runnymede and a single garage.

### FRONT PORCH

Which is glazed throughout and has a door leading into the

### LOUNGE

**19'6" x 11'11" (5.94m x 3.63m)**

With double glazed windows to the front and side elevation. There is a fitted Electric fire with surround, 2 central heating radiators and laminate style flooring.

### BEDROOM/DINING ROOM

**8'5" x 9'6" (2.57m x 2.90m)**

With double glazed window to the front elevation and fitted with central heating radiator.

### KITCHEN

**11'5" x 9'6" (3.48m x 2.90m)**

With double glazed window to the rear elevation and a door leading out to the same. The Kitchen is fitted with base and wall-mounted units with work surfaces over and stainless steel sink/drainage unit. There is a central heating radiator and a cupboard which houses the

Worcester boiler which was recently installed.

### BEDROOM 1

**11'3" x 8'0" (3.43m x 2.44m)**

With double glazed window to the front elevation, central heating radiator and FITTED WARDROBES AND BEDROOM FURNITURE.

### INNER HALLWAY

With USEFUL STORAGE CUPBOARD and a door leading off to the

### SHOWER ROOM

With double glazed window to the side elevation, low level W.C, pedestal wash hand basin, shower cubicle and chrome heated towel rail.

### OUTSIDE

The garden is planted with maturing shrubs and flowering plants. There is allocated parking to the side and a

### DETACHED SECTIONAL GARAGE

With up and over door to the front and additional pedestrian door to the side. The garage is currently divided into two areas.

### SERVICES

Mains Electricity. Water sub-metered from the park owners.

LPG Gas Centrally Heated, Supply metered from large bulk tank.

Telephone (subject to British Telecom regulations).

A monthly service charge levied by the park owners includes, Ground Rent & Sewerage and is £109.65 per month.

### OUTGOINGS

Council Tax Band: B Amount Payable 2017/2018: £1086.90

### LOCAL AUTHORITY

Powys County Council: 01597 823737.

### AGENTS NOTE

1. The Park is administrated by Barrs Residential and Leisure Limited
2. Barrs Parks Rules and Regulations on the site are available upon request.
3. The property has full residential usage under the 1983 Written Statement On Park Homes.
4. As part of the Park Home Rules, any purchaser must be 50 years of age or over.

### VIEWING

Strictly by appointment through the agents Jackson Property 01568 610600.

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