



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND A



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
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**5A PARK VIEW WAY,
BARNSTAPLE, DEVON, EX32 7EX**

A Detached Park Home in a corner position within this pleasant development of Park Homes, enjoying a tucked away location yet being only half a mile from town.

£59,950

- Detached Park Home in a delightful Garden Plot
- Tucked away yet highly convenient location
- Dual aspect Lounge
- Kitchen & Shower Room
- Double Bedroom
- Dressing Room/occasional Bedroom 2
- Delightful surrounding Gardens with lawns and paved terrace
- Available chain free
- No Dogs



This particular property has gas (LPG) central heating and double glazing and includes a Lounge, Kitchen, Shower Room, double Bedroom plus a Dressing Room with fitted wardrobes used as an occasional 2nd Bedroom. There are pleasant mature surrounding Gardens with lawns and patio.

AGENT'S NOTE

The Park Home has a monthly ground rent charge of £179.25 per calendar month including water charges and the property is available exclusively to purchasers aged 50 years and over. No Dogs.

ENTRANCE PORCH

With door to side, plumbing for washing machine

HALL

Leading to

BEDROOM 15'5" X 6'10" (4.7 X 2.1)

Double glazed windows and doors to garden, radiator

KITCHEN 9'10" X 6'2" (3 X 1.9)

With base units incorporating a single drainer sink unit, dual aspect windows, wall mounted Worcester combi boiler.



INNER HALL

DRESSING ROOM/BEDROOM TWO 9'2" X 6'6" (2.8 X 2)

With fitted wardrobes

SHOWER ROOM

With shower cubicle and shower, pedestal wash hand basin, low level w/c, electric towel rail

LOUNGE 9'10" X 10'9" (3 X 3.3)

Triple aspect windows and door to garden, radiator and built in cupboards

OUTSIDE

Pleasant plot with mature lawned garden with trees and shrubs. Paved patio area.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.