



**Maidendown Caravan Park, Burlescombe, Tiverton, EX16 7LT**

  
**fox & sons**

**welcome to**

## **Maidendown Caravan Park, Burlescombe Tiverton**

Offered to the market with NO ONWARD CHAIN is this superb park home with two bedrooms located on a small residential park. The home is beautifully presented and can be sold furnished or unfurnished. Book to view this stylish home now.

Located within a small residential park home is this exceptionally well presented park home. This home is ready to move into with the option of being sold fully furnished. Upon approaching the property you have a driveway providing off road parking.

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. 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. Where a park home site is licensed for HOLIDAY USE or with OCCUPANCY RESTRICTIONS, the Mobile Homes Act 1983 does not apply.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Entrance Hall**

Door to side. Storage cupboard housing the boiler, doors to all rooms.

### **Lounge**

15' 4" Max x 12' 1" Max ( 4.67m Max x 3.68m Max )

Two double glazed windows to front, two to the side. Electric fire, two television points, patio doors to side.

### **Kitchen**

8' Max x 12' 7" Max ( 2.44m Max x 3.84m Max )

Double glazed window to rear. The kitchen area has a range of wall and base units with work surfaces over, sink and drainer gas oven and hob with extractor fan, integrated fridge freezer and washing machine, air vent on the ceiling, space for dining table and chairs.





### Bedroom One

12' 7" Including door recess x 7' 9" Max ( 3.84m Including door recess x 2.36m Max )  
Double glazed window to rear. Built in wardrobes and draws, bedside table, television point.

### Bedroom Two

8' x 5' 5" ( 2.44m x 1.65m )  
Double glazed window to rear. Wardrobes, wall units, television point, radiator.

### Bathroom

Double glazed window to front. Wash hand basin with cabinet, WC, bath with shower attachment, part water boarding.

### Front Garden

To the front of the property is a patio area and stone chip area

### Rear Gardens

The rear garden is laid mainly to lawn with a palm tree, lemon tree.



### Services

Mains electric and water.  
Drainage is via a septic tank - Site owner has responsibility for this.

Council Tax A

### Service Charge

Contact Fox & Sons for details on the service charge & park site rules.  
The ground rent is £185 per month

### Office Hours

Monday - Friday 9am- 5.30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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## **Maidendown Caravan Park, Burlescombe Tiverton**

- Detached Park Home
- Two Bedrooms
- Beautiful Interiors
- Small Garden
- NO ONWARD CHAIN

Tenure: EPC Rating: Exempt  
Council Tax Band: A

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.

guide price

**£70,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT104261 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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