

Bathroom

6' 6" x 5' 6" (2.004m x 1.689m)

The bathroom suite comprises pedestal wash hand basin, low level WC and bath. There is also an extractor fan, shaver point and light and a gas central heating radiator. A uPVC double glazed window is to the side aspect.

Garage and Driveway

16' 1" x 9' 6" (4.919m x 2.897m)

Single garage comprising power, lighting and up and over door with a side door providing access to the garden. The driveway provides parking for two cars.

Garden

The park home is surrounded by a well maintained garden, which is mainly laid with lawn with a shingle path, outside tap and outside power point.

Further Information

The ground rent for this property is £150 per month. The property is serviced by the mains water supply and Calor gas. While there are no restrictions on pets and children living on the site, it is a requirement that at least one of the occupants at each property is over the age of 55 years.

These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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17 Newlands Park, Sidmouth Rd, Aylesbeare, Exeter, EX5 2JW

2 Double Bedrooms. Spacious Living Room. Separate Dining Room. Modern Fitted Kitchen and Utility. Master En-Suite. Garage, Garden and Driveway

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Sidmouth Road, EXETER

This spacious detached home is situated in the grounds of Newlands Park near the village of Aylesbeare on the outskirts of Exeter. The park is roughly 20 minutes drive from the centre of Exeter along the A3052 and benefits from views that stretch as far as Dartmoor.

This well maintained property benefits from spacious accommodation all on one level and includes a spacious lounge with access to the terrace balcony, a separate dining room, modern fitted kitchen and utility, two double bedrooms including a master en-suite shower room, and a bathroom. Externally, the park home is surrounded by its own garden and also has the added benefit of a detached garage with power and lighting and a driveway with parking for two cars.

With gas central heating and uPVC double glazing throughout, this property offers a spacious and low-maintenance home set in a beautiful semi-rural location. In order to fully appreciate all this property has to offer, internal viewing is highly recommended.

The Accommodation Comprises:

Entrance and Hallway

A uPVC double glazed door provides access to the main hallway of the property. Doors lead to the lounge, two double bedrooms, bathroom, storage cupboard and airing cupboard. There is also a smoke alarm, loft access and gas central heating radiator.

Lounge

20' 7" x 11' 2" max (6.27m x 3.4m)
Spacious dual aspect lounge with uPVC windows to the side and sliding patio doors providing access to a terrace balcony which is ideal for alfresco dining. This room benefits from an electric fire with marble hearth and wood mantle and surround, two gas central heating radiators and a TV point. A door leads from the lounge to the dining room.



Dining Room

9' 9" x 9' 5" into bay (2.979m x 2.895m)
Separate dining room with uPVC double glazed bay window to the front aspect with views towards Dartmoor. This room has two gas central heating radiators and a door to the kitchen.

Kitchen and Utility

13' 11" x 8' 1" (4.248m x 2.474m)
The modern, fitted kitchen benefits from a range of matching base and wall units with integrated gas hob with extractor fan over and separate electric double oven. There is also a 1.5 bowl sink with tile splash back and access to a utility area that also benefits from matching fitted base and wall units with an inset secondary stainless steel sink and space and plumbing for a washing machine and fridge freezer. There is also a TV point, uPVC double glazed window to the side aspect and a uPVC double glazed door provides access to the garden.

Bedroom 1

9' 11" x 9' 5" (3.045m x 2.893m)
Good sized double bedroom with fitted double wardrobes and uPVC double glazed window to the side aspect. There is also a gas central heating radiator, TV point and door to the en-suite shower room.

En-Suite Shower Room

8' 0" x 5' 0" (2.447m x 1.542m)
En-suite shower room comprising double shower, a wash hand basin with vanity unit and low level WC. There is also an extractor fan and shaver point and light.

Bedroom 2

10' 2" x 8' 11" (3.112m x 2.729m)
Double bedroom with fitted wardrobes and head height cupboards, a gas central heating radiator and TV point. There is also a uPVC double glazed window to the side aspect.

