



Connells

Oaktree Caravan Site
West End Southampton



Property Description

A beautifully presented and spacious two-bedroom park home set within well-maintained grounds, offering a peaceful lifestyle. Extensively modernised and ready to move into, the property features a bright lounge and a stylish kitchen upgraded in 2023 with ample storage and worktop space. There are two good-sized bedrooms and a contemporary shower room updated in 2024. Benefits include a new heating system (Nov 2022), new double glazing, fascias, soffits, gutters, and a brand-new roof in 2024, plus underfloor and exterior wall insulation. UPVC double glazed sliding doors lead from the lounge into the hallway, while bedroom one has doors opening onto a paved step to a low-maintenance rear garden with a 12ft x 8ft shed/workshop. Private garden, new fencing and driveway complete this attractive home.

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 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 owner's commission. Intending purchasers

should satisfy themselves about any such requirements including any specific restrictions

on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Entrance Hall

Gas central heating radiator.

Lounge

18' x 10' 8" (5.49m x 3.25m)

Double glazed window to side aspect. Gas central heating radiator.

Kitchen

19' 1" x 9' 4" (5.82m x 2.84m)

Double glazed window to front aspect. 2 x Double glazed windows to side aspect. Base units. Sink and drainer. Integrated dishwasher. Space for washing machine and tumble dryer. Space for double cooker. Space for fridge/freezer. Gas central heating radiator.

Bedroom 1

12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed UVPC double doors to rear aspect. Gas central heating radiator.

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to rear aspect. Gas central heating radiator.

Bathroom

Double glazed window to side aspect. Wash hand basin. Shower cubicle. Extractor fan. Gas central heating radiator.

Outside

Driveway. Low maintenance garden with a 12x8ft purpose built shed/workshop.

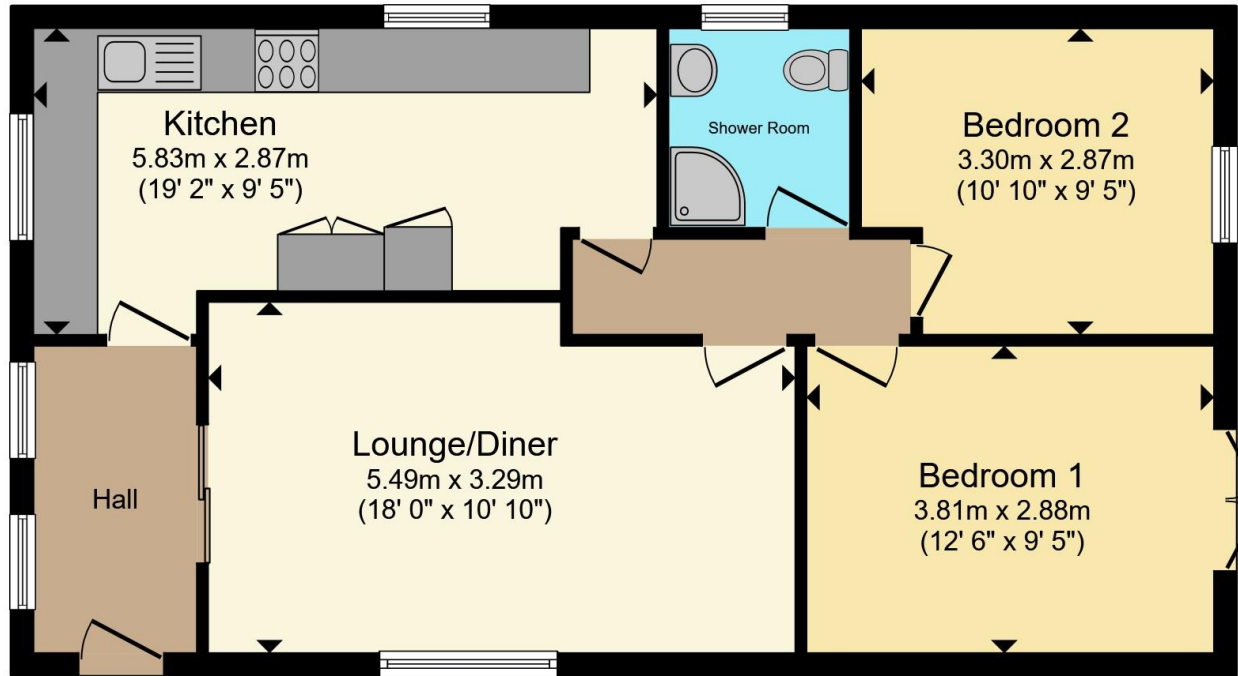
KEY FEATURES

- Spacious two-bedroom park home
- Beautifully presented throughout
- Modern kitchen
- Updated bathroom with shower cubicle
- Large, bright lounge
- New roof fitted in 2024
- New heating system (2022)
- Private garden, driveway, and large shed









Floor Plan

Total floor area 64.5 m² (694 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

Connells

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: A

Tenure:

view this property online connells.co.uk/Property/BTN107795

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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Property Ref: BTN107795 - 0004