17 Kingsmead Park, Bedford Road
Rushden

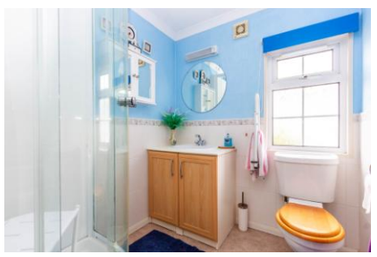
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Total area: approx. 77.0 sq. metres (828.3 sq. feet)













This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

17 Kingsmead Park, Bedford Road Rushden NN10 0NF
Price 'Offers in excess of' £145,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

The Property Ombudsman

relocation agent network

Offered with no chain is this well-presented park home for the over 50s which features it's own driveway. This two bedroom home has two bathrooms, kitchen/dining room, built-in wardrobes and gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, bedroom, ensuite bathroom, kitchen/dining room, further bedroom, shower room, wraparound garden and driveway.

Enter via front door to:

Entrance Hall
Two built in cupboards, radiator, coving to ceiling, doors to:

Lounge
19' 5" x 10' 5" (5.92m x 3.18m)
Windows to side aspects, two radiators, feature electric fireplace, coving to ceiling, door to:

Bedroom One
10' 9" x 8' 5" excluding wardrobes (3.28m x 2.57m)
Window to front aspect, radiator, a range of built in wardrobes, door to:

Ensuite Bathroom
Comprising low flush W.C., pedestal wash hand basin, corner bath with shower attachment, heated towel rail, coving to ceiling, window to front and side aspects, radiator.

Kitchen/Dining Room
22' 3" x 9' 6" (6.78m x 2.9m)
Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel double oven, gas hob, extractor, dishwasher, washing machine, tiled splash backs, breakfast bar, concealed wall mounted gas boiler serving domestic hot water and central heating systems, three windows to side aspect, coving to ceiling, door to:

Rear Porch
Window to rear aspect, door to side aspect.

Bedroom Two
9' 11" x 9' 6" (3.02m x 2.9m)
Window to side aspect, radiator, coving to ceiling, a range of built in wardrobes.

Shower Room
Comprising low flush W.C., vanity sink unit, corner shower cubicle, heated towel rail, tiled splash backs, window to side aspect, radiator.

Outside
Wrap around garden with block paved driveway providing off road parking.

USEFUL INFORMATION
Ownership
Park homes are different from conventional freehold or leasehold properties. When purchasing a park home, you are buying the home itself rather than the land on which it stands. The home is stationed on a pitch within the park, with the right to occupy the pitch governed by the park home company.

Mortgages
Please note that conventional residential mortgages are not generally available for park homes. Buyers requiring finance should make their own enquiries regarding specialist park home finance.

Pitch Fee
The current pitch fee is approximately £204.56 per month, payable to Turners Parks Group Ltd.

The pitch fee is reviewed annually, with any change taking effect from 1 January. Buyers should confirm the current fee and review arrangements before purchase.

Utilities
Water, sewerage and gas are billed directly by the relevant utility suppliers.

Electricity is recharged by the park operator quarterly, based on individual usage.

Lifestyle & Age Restriction
The park is intended for residents aged 50 and over and offers a peaceful residential environment.

Residents are required to comply with the park rules. These may cover matters such as use of the home, vehicles, pets and the appearance of the pitch. A copy of the current park rules is available on request and should be reviewed by buyers before proceeding.





Main Residence
The park home must be occupied as the owner's main residence in the UK. Subletting is not permitted.

Pets
The current park rules allow residents to keep one dog and one cat per home, subject to the applicable park rules.

Future Sale of the Park Home
Park home sales are subject to specific legislation and procedures which differ from the sale of a conventional property.

A commission of up to 10% of the sale price is payable to the park owner when the home is subsequently sold. Buyers should therefore be aware of this potential future cost before purchasing.

Energy Performance Certificate
We understand that an Energy Performance Certificate (EPC) is not required for this park home.

Council Tax
We understand that the property is currently assessed as Council Tax Band A. The current charge quoted to us is £1,661 per annum for 2026/27.

Important Information
This information has been provided as a general guide to help prospective purchasers understand about what is involved when buying a park home.

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net









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