

Connells

Yarrow Field
Chudleigh Newton Abbot

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Chudleigh Newton Abbot TQ13 0DZ

for sale guide price
£40,000







Property Description

Situated in the popular area of Chudleigh, this well-presented two bedroom park home offers comfortable, modern living with a practical layout and outdoor space.

The accommodation centres around a bright and welcoming open-plan kitchen, lounge, diner, creating a lovely space for relaxing and entertaining. The lounge benefits from a pleasant outlook and offers ample room for comfortable seating, while the kitchen provides a good range of storage and integrated appliances.

The two bedrooms, comprising a well proportioned principal bedroom with fitted wardrobes and ensuite and the second bedroom, idea for guests. The property also benefits from a shower room and a central hallway providing access to the accommodation.

Externally, the property enjoys a particularly generous decked area which provides an excellent space for outdoor seating, dining and enjoying the warmer months.

Enjoy city days in nearby Exeter, a wild romp across rugged Dartmoor or a lazy beach day on the sandy shores of the south Devon coastline. If you are craving a bit of action, Finlake Resort & Spa is just down the road, where you will be welcome to use all of the amenities including indoor and outdoor pools, bar and restaurant, horse riding and many more activities. Holmans Wood is conveniently close to the A38 so you'll find it is super easy to make the most of our tranquillity, but be warned, it is much harder to tear yourself away.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property
Allocated parking to the front of the home. Steps up to the decking area and entrance of the property.

Entrance Hall
Storage cupboard and doors to all principal rooms.

Kitchen/Lounge/Dining Room
Double glazed windows and patio doors opening out onto the decking.

Kitchen - Wall and base units, one bowl stainless steel sink/drainer, grill/oven with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave, fitted seating bench and dining table and a wall mounted radiator.

Lounge - Wall mounted feature electric fireplace and a wall mounted radiator.

Bedroom One
Double glazed window, fitted storage over the bed, fitted wardrobe, door to the ensuite and a wall mounted radiator.

Ensuite
Obscure double glazed window, shower, WC, wash hand basin and a wall mounted radiator.

Bedroom Two
Double glazed window, fitted cupboards, twin beds and a wall mounted radiator.

Shower Room
Obscure double glazed window, shower, WC, wash hand basin and a wall mounted radiator.

Outside
Opening out from he lounge, the spacious decking area provides a wonderful space to sit back and relax. To the front and side are areas of lawn.

Agents Note
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.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

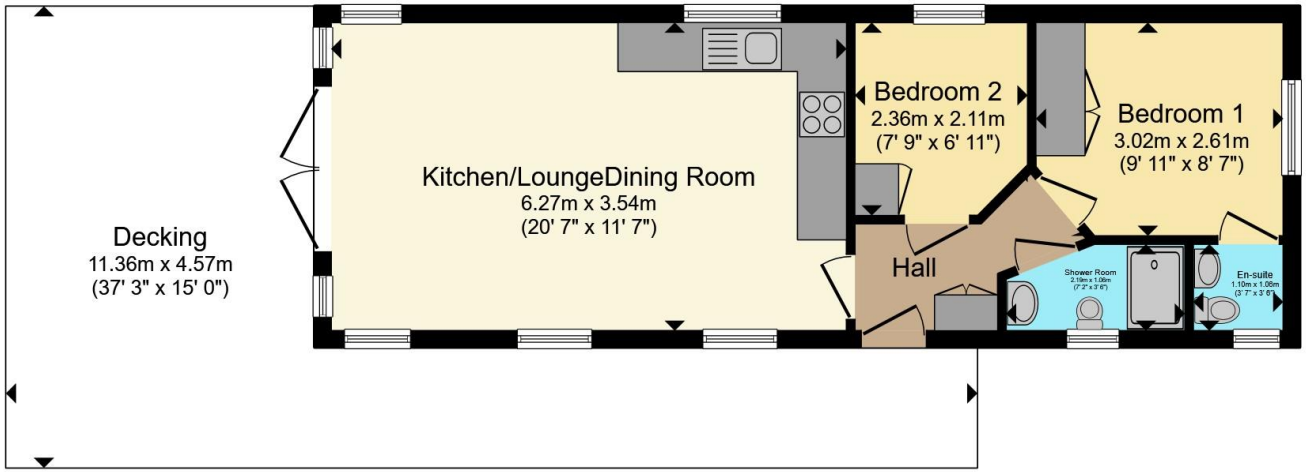
The park is open all-year round, however you are unable to use the home as your main residence.

Site Fees: £5,632 per annum (currently paid up to 1st March 2027, however the new buyer will take over the remainder of the payment up until that point)

Remaining Lease: 13 years (15 years from 08/10/2024)











Total floor area 43.8 m² (471 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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4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Exempt

Council Tax Band: A

Service Charge: 5632.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB313607

This is a Leasehold property with details as follows; Term of Lease 15 years from 08 Oct 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.