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INDEPENDENT ESTATE AGENTS

Smart Move

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND A



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**24 PARK VIEW WAY, ST MARYS ROAD,  
 BARNSTAPLE, DEVON, EX32 7EX**

A Detached 1 Bedroom Park Home occupying a good size plot and having attractive gardens and residents car parking.

**£50,000**

- A Detached 1 Bedroom Park Home occupying a good size plot
- Delightful gardens laid to lawn plus a stone chipped sitting area with a garden shed included in the sale
- Lounge with a gas living flame fire
- Kitchen with base and wall mounted cupboards
- Residents car parking close by
- Highly convenient position being within 1 mile of Barnstaple town centre
- Scope for some refurbishment
- No Chain



A 1 Bedroom Detached Park Home occupying a good size plot and having attractive gardens and residents car parking.

The Park View Way address is a highly convenient one with Barnstaple Town Centre being less than one mile away.

No.24 Park View Way briefly comprises - Entrance Porch, Kitchen/Breakfast Room, Lounge/Diner, Bedroom and a Shower Room. It is fair to say that the Park Home is ready for some refurbishment which an internal viewing will reveal.



#### FRONT DOOR TO

#### ENTRANCE PORCH

Door to

#### HALLWAY

Door off to



#### KITCHEN 9'4 X 7'11 (2.84M X 2.41M)

Base and wall mounted cupboards, work surface with a single drainer sink unit, tiled splashback, gas cooker point, power points

#### LOUNGE 12'1 X 9'3 (3.68M X 2.82M)

With a dual aspect, gas coal affect living flame fire, power points. Door off Hallway to

#### BEDROOM 9'3 X 9'10 (2.82M X 3.00M )

Power points, window overlooking garden. Door off Hallway to

#### SHOWER ROOM

With a white suite including tiled shower, low level W,C and wash hand basin

#### OUTSIDE

The Park Home occupies a good size plot with an enclosed lawned garden to one side with mature shrub beds bordering, further stone chipped sitting area outside entrance porch with a useful shed behind.

#### AGENTS NOTE

The Park View Way development is available for those aged 50 year and above and purchase is subject to Park Home rules.

The Park Home has a monthly ground rent figure of £173.75 and this figure includes water charges.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.