



59 Mill on the Mole, South Molton, Devon, EX36 3QA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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3QA

£165,000

The Mill on the Mole Park is beautifully situated in a sheltered valley on the outskirts of South Molton and is surrounded by the stunning Devonshire countryside. The homes are set in beautifully landscaped grounds with well maintained gardens. 59 Mill on the Mole is a stately Goodwood 40ft x 20ft model and offers two bedrooms. The home has been recently refurbished with new carpets, decorating and other features and is well-presented throughout, and is being sold with the benefit of a full residential licence. South Molton, which is less than a mile away, is a thriving historic market town with all the necessary amenities you may need close at hand. Known as the gateway to Exmoor, South Molton makes a fantastic base to explore the local area. Dating back to Saxon times, this classic British town is formed around a pretty central square with impressive historic buildings to either side. The town is located on the River Mole. As a Mill on the Mole resident you would enjoy a real community spirit that the park actively promotes to ensure your new life would be one of peaceful contentment and security.

- Stately Goodwood 40ft x 20ft two bedroom park home
- Recently refurbished with new carpets, decorating and other features
- Occupying a wonderful position within the sought after Mill on the Mole Park
- Beautifully situated in a sheltered valley on the outskirts of South Molton
- Private gardens
- Full residential licence



Notes

Tenure

Sold under the mobile home act agreement.

Site Fees

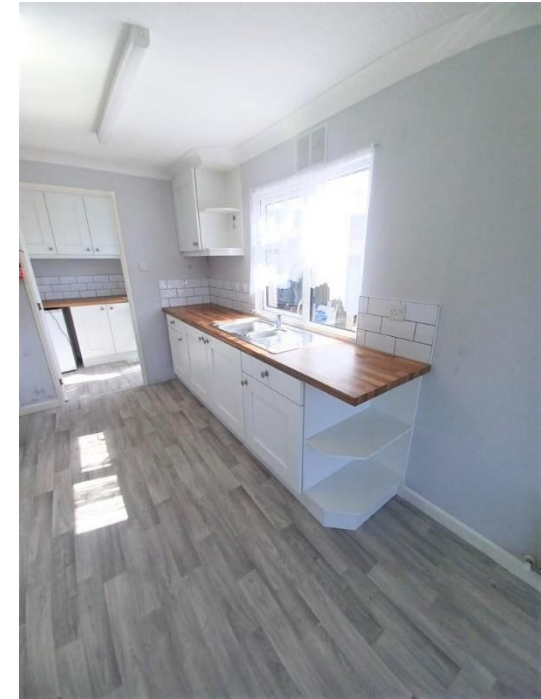
Maintenance service charge / site fee: £216.91 PCM. The site fees include: Water, grounds maintenance, security.

Services

Piped LPG gas, mains drainage, electricity and water.

Please Note

The site is for residents aged 50 years and over. Pets are allowed.





Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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