

David Plaister Limited is delighted to offer to the market this truly impressive, full residential, park home bungalow in Mill on the Mole Park which is situated in a sheltered valley on the outskirts of South Molton and is surrounded by the stunning Devonshire countryside. Accommodation comprises; entrance hall, lounge, kitchen, diner, master bedroom with en-suite, guest bedroom and bathroom. All the homes are set in beautifully landscaped grounds with well maintained gardens. 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 and as a Mill on the Mole resident you would enjoy a real community spirit that we actively promote to ensure your new life would be one of peaceful contentment and security. EPC Exempt, Council Tax Band A.



- **BRAND NEW Prestige Homeseeker Avanti 40' x 20' full residential park home bungalow**
- **All rooms are decorated and fully furnished to a high standard**
- **Monthly maintenance fee of £170.00**
- **Master bedroom with walk in wardrobe and adjoining en-suite**
- **Built to British Standard 3632 and protected by a 10 year Platinum Seal structural warranty**
- **Stamp duty and EPC exempt, Council Tax Band A**

ACCOMMODATION

Entrance Hallway

Ceiling light, door to cloakroom housing combination boiler and door leading to lounge.

Lounge 10' 0" x 16' 0" (3.05m x 4.87m)

Spacious lounge with two ceiling lights, two box windows and one feature window.

Dining Area 9' 0" x 6' 0" (2.74m x 1.83m)

Large box window and ceiling light.

Kitchen 9' 0" x 13' 0" (2.74m x 3.96m)

Kitchen with work island and integrated appliances. Rear door leading to garden.

Family Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

Low level W/, wash hand basin and bath.

Guest Bedroom

Built in wardrobe and large box window.

Master Bedroom 10' 0" x 9' 0" (3.05m x 2.74m)

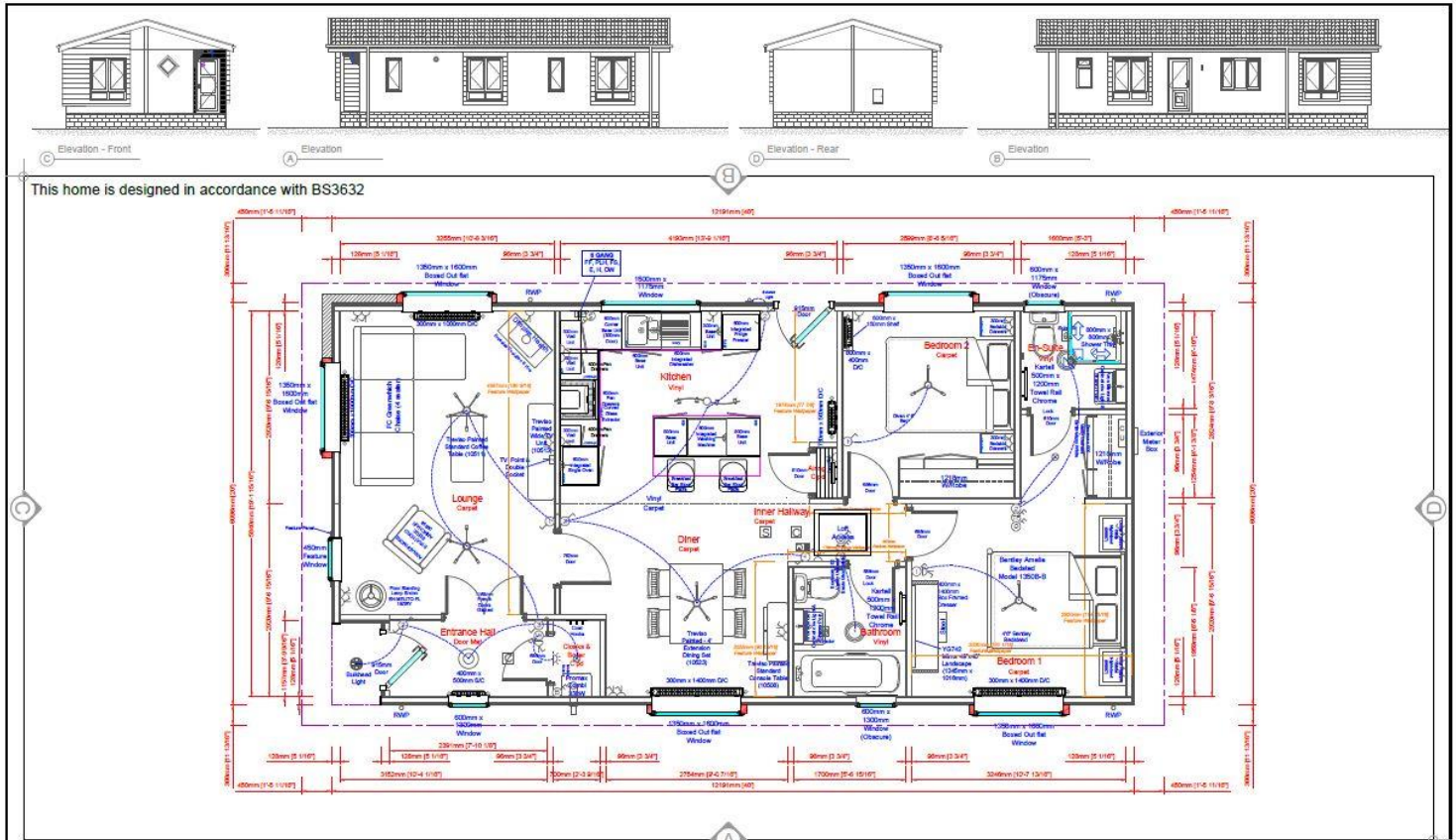
Walk-in wardrobe and door to adjoining en-suite.

En-suite

Low level W/C, wash hand basin and shower cubicle.







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LEGEND	
	Single Socket
	Double Socket
	Thermostat
	TV / HDMI / Phone Point
	Fused Spur
	Single Gang Light Switch
	Double Gang Light Switch
	Ceiling Extractor
	Smoke Alarm
	Carbon Mono. Detector
	Consumer Unit
	Pendant Light
	Chandelier
	Spotlight
	Under Locker Light
	External Tap

NOTES:

SALES ISSUE
 A further drawing will be sent to the customer when adapted for Production Issue

Rev	Date	By	Description

Date:	????????	Avanti - 2 Bed, ES, 40 x 20 (12.19 x 6.09) Nominal
Scale:	Relative	
Drawn:	??	Customer - Park
Quote:	ON ?????	Customers Signature;
Dep No:	????	
Serial No:	?? ?? ?????	Date:

MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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 obtain verification from their Solicitor. You are 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.