



28 Mill on the Mole Park, South Molton, Devon, EX36 3QA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## 28 Mill on the Mole Park, South Molton, Devon, EX36 3QA

£99,750

A rare opportunity to purchase a beautiful, 11ft x 44ft residential park home, excellently located in the sought-after 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. The accommodation comprises two bedrooms with fitted/built-in wardrobes, a beautifully appointed kitchen/breakfast room, a light and bright living/dining room and a well-presented shower room. The entire park home has a wonderful, high specification finish throughout with the added benefit of UPVC double glazed windows and gas central heating. The plot is enclosed by timber fencing with various shrubs and hedging at the borders and all of the homes at Mill on the Mole Park 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 to hand and 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. The park also enjoys great access to the stunning countryside and the wonders of Exmoor.

- A fantastic, two-bedroom, residential park home
- 11ft x 44ft
- High specification finish throughout
- Flexible, light and bright kitchen/living room
- Parking available in the communal car parking area
- UPVC double glazed windows and gas central heating
- Superb, fitted kitchen



# Accommodation

## Entrance

On approach to the property there is a concrete pathway leading to the side steps rising to a UPVC double glazed entrance door into hallway.

## Hallway

Doors to rooms, ceiling light.

## Bedroom One 8' 11" x 8' 6" (2.73m x 2.60m)

UPVC double glazed window, radiator, built-in wardrobes, ceiling light.

## Bedroom Two 7' 8" x 7' 4" (2.33m x 2.24m)

UPVC double glazed window, radiator, fitted wardrobe, ceiling light.

## Shower Room 7' 7" x 4' 11" (2.32m x 1.49m)

Well presented shower room with wood effect vinyl flooring, low level W/C, enclosed mains fed shower, wash hand basin over vanity unit, UPVC double glazed window, radiator, extraction fan, ceiling light.

## Kitchen/Breakfast Room 10' 6" x 8' 1" (3.21m x 2.47m)

With wood effect vinyl flooring, a range of well-presented wall and floor units with worktops and tiled splashbacks over, stainless steel sink and drainer, four burner gas hob with oven under, wall mounted gas fired boiler, space and plumbing for appliance, radiator, two UPVC double glazed windows, extraction fan, ceiling light, opening to living/dining room.

## Living/Dining Room 13' 3" x 10' 6" (4.03m x 3.21m)

A light and bright living/dining space with a UPVC double glazed bay style window to front, window to side, door to side, two radiators, coved ceiling, ceiling light.

## Outside

The plot is enclosed by timber fencing with various shrubs and hedging at the borders.

## Monthly Site Fees/Parking/Services

Maintenance Service Charge/Site Fee: £216.91

Private off-street parking is available - private driveway.

Piped LPG gas, mains drainage, electricity and water.

## Tenure

Sold under the Mobile Home Act Agreement.

## Please Note

Residents must be fifty plus (either retired or semi-retired). Park Home Rules apply – Full Park Home Rules are available on request. 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 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.

# DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 [info@davidplaister.co.uk](mailto:info@davidplaister.co.uk)

[www.davidplaister.co.uk](http://www.davidplaister.co.uk)