



**DAVID PLAISTER**  
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

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

**£165,000**

A truly impressive park home bungalow situated in Mill on the Mole Park which is located in a sheltered valley on the outskirts of South Molton and surrounded by the stunning Devonshire countryside. The accommodation comprises; two double bedrooms with master en-suite, shower room, kitchen, lounge/diner. All the homes are set in beautifully landscaped grounds with well-maintained gardens. The 'Sonata II' will stand proud on any park with its distinguished Georgian bar windows, decorative white corner stones and impressive splay. Upon entering, the interior feels coordinated, calm and luxurious and the feeling of warmth immediately makes it feel like home. Beautiful shades of cream and brown used throughout this residential park home are not only practical but is also extremely easy on the eye for those who like a traditional style with a modern twist. 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 promote to ensure your new life would be one of peaceful contentment and security. EPC Exempt, Council Tax Band A.



- **A handsome two-bedroom, residential park home**
- **Offered to the market for the first time since purchased by the site owner**
- **Occupying a corner plot within the prestigious park, Mill on the Mole, South Molton**
- **Spacious accommodation with open plan living and dining area with a separate kitchen**
- **Impressive entrance steps and wrap around low maintenance gardens**
- **Allocated off street parking**

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## ACCOMMODATION

### Entrance

Commanding entrance steps leading up to a UPVC double glazed entrance door into hallway.

### Hallway

Doors to various rooms, one airing cupboard, one storage cupboard, one radiator, two ceiling lights, a roof access hatch.

### Living/ Dining Room 19' 2" x 9' 11" (5.85m x 3.03m) Plus 9' 7" x 5' 11" (2.92m x 1.80m)

Wow! A fantastic space to entertain and relax, with various UPVC double glazed windows, two bay windows, electric fireplace and decorative surround, two radiators, three ceiling lights, door to kitchen.

### Kitchen 11' 8" x 7' 8" (3.56m x 2.34m) Including cupboard

Wood effect vinyl flooring, well presented wall and floor units, inset stainless steel sink and drainer, four burner gas hob, oven under and an extractor hood over, integrated fridge freezer, dish washer, washing machine, storage cupboard housing 'Potterton' gas fired boiler, a UPVC double glazed window and door to rear, radiator, spotlight track.

### Bedroom One 9' 3" x 8' 4" (2.82m x 2.53m)

Super double bedroom, UPVC double glazed window, door to en-suite and dressing room, fitted dressing table, radiator, ceiling light.

### En-suite 5' 3" x 4' 10" (1.59m x 1.47m)

Wood effect vinyl flooring, low level W/C, enclosed mains fed shower, wash hand basin over vanity unit, UPVC double glazed window, extractor fan, ceiling light.

### Dressing Room 5' 3" x 4' 1" (1.60m x 1.24m)

Wall mounted consumer unit, with fitted shelving and hanging rails, radiator, ceiling light.

### Bedroom Two 9' 10" x 9' 3" (3.00m x 2.83m) Maximum

Double bedroom, UPVC double glazed bay window, fitted wardrobes, radiator, ceiling light.



### Bathroom 6' 2" x 5' 6" (1.89m x 1.68m)

Wood effect vinyl flooring, low level W/C, wash hand basin over vanity unit, panelled bath and part tiled walls, UPVC double glazed window, radiator, extractor fan, ceiling light.

### Outside

Occupying a corner plot, with wrap around gardens laid to gravel for ease of maintenance. An allocated parking space is located opposite the property. Outside lighting.

### Tenure

Sold under the mobile home act agreement.

### Monthly Site Fees/ Parking/ Services

The Maintenance Service Charge / Site Fee: £175.24 per month. Private off-street parking is available. Piped LPG gas, mains drainage, electricity and water.

### Please Note

Residents must be fifty plus. Either retired or semi-retired. Park Home Rules apply – Full Park Home Rules available on request. Pets are allowed.







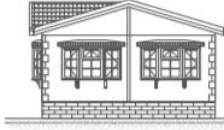




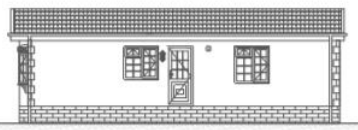
C Elevation - Front



A Elevation

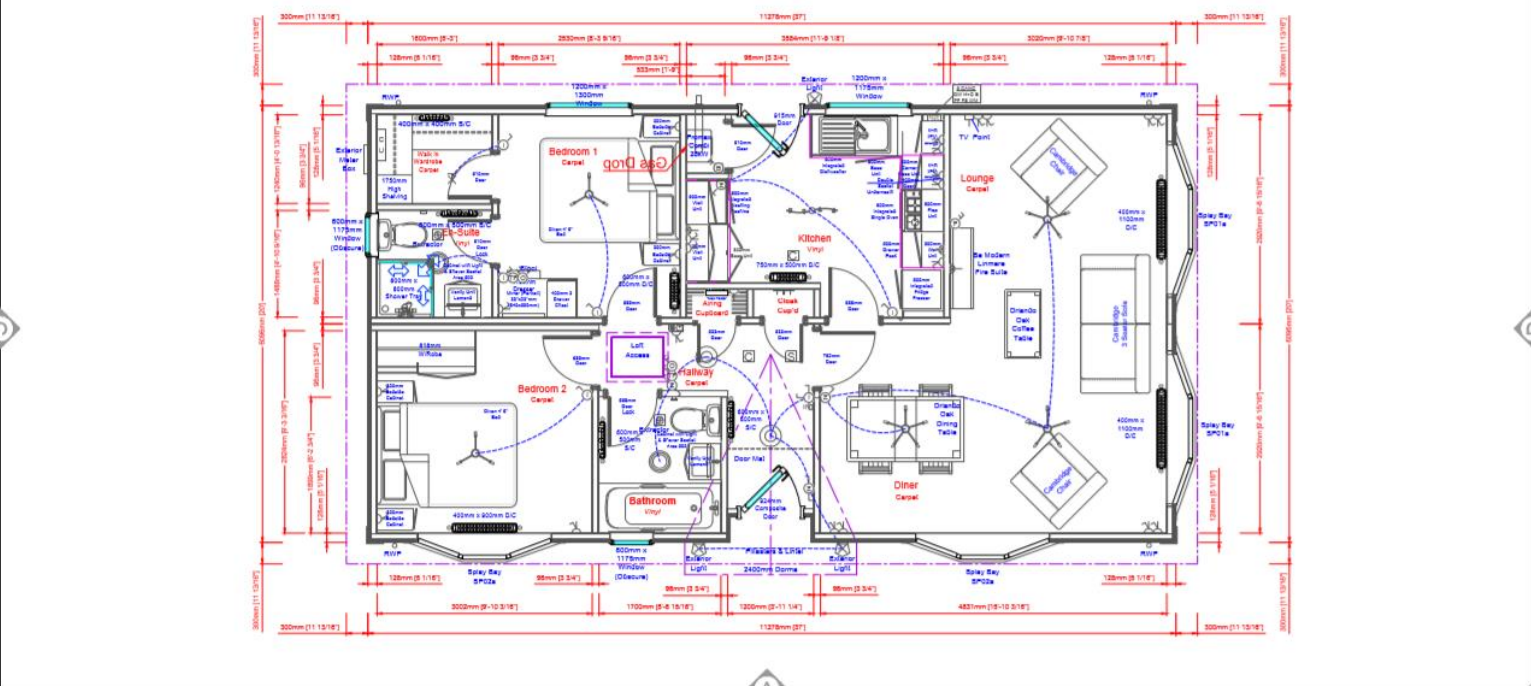


D Elevation - Rear



B Elevation

This home is designed in accordance with BS3632



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LEGEND	
	Single Socket
	Double Socket
	Fire Alarm
	TV/HDMI/Phone Point
	Power Spur
	Single Gang Light Switch
	Double Gang Light Switch
	Ceiling Extractor
	Smoke Alarm
	Carbon Monoxide Detector
	Consumer Unit
	Pendant Light
	Chime Light
	Spotlight
	Under Cabinet Light
	External Tap

**NOTES:**

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

Rev	Date	By	Description
A	16/10/17	DL	Changed to a 37 x 20 Layout

Date:	16/02/17	Sonata II - 2 Bed, ES, WIW 37 x 20 (11.27 x 6.09) Nominal
Scale:	Relative	
Drawn:	AF	
Quote:	QN 32892	
Drawn No:	2112	Customers Signature;
Serial No:	77 77 7777	
		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.