

# DAVIS & LATCHAM ESTATE AGENTS

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- **Detached Park Home**
- **No Onward Chain**
- **Fitted Kitchen**
- **Driveway Parking**
- **Gas-fired Central Heating to radiators**
- **Freshly decorated**
- **Dual Aspect Sitting/Dining Room**
- **Bedroom with Dressing Area, Bathroom**
- **Easily Managed Garden**
- **Upvc Sealed Unit Double Glazing**



**2 Woodcock Park, Warminster, Wiltshire, BA12 9JA**

**£90,000**



A freshly decorated Detached Park Home which is ready for immediate occupation on this popular residential development. Entrance Porch, Dual Aspect Sitting/Dining Room, Fitted Kitchen, Bedroom with Dressing Area, Bathroom, Driveway Parking & Easily Managed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a freshly decorated and newly carpeted detached Park Home which benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. This is a property which would suit someone on a limited budget in retirement or semi-retirement, seeking an easily run home in a pleasant residential setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Woodcock Park is a popular Residential Park Home development exclusively for the over 50's, conveniently located off Woodcock Road, close to a bus stop yet within comfortable level walking distance from the centre of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders. Other amenities include a theatre and library, hospital and clinics and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Bath, Frome, Westbury, Trowbridge and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

## ACCOMMODATION

Steps up to:

- Entrance Porch** having Upvc double glazed front door, laminate flooring into:
- Fitted Kitchen** 8' 9" x 8' 7" (2.66m x 2.61m) having postformed worksurfaces, inset ceramic sink, Beech effect range of units, complementary tiling, Electric Cooker with Gas Hob, Filter Hood above, Washing Machine, Fridge/Freezer, radiator, cupboard housing electrical consumer unit and laminate flooring.
- Dual Aspect Sitting Room** 14' 7" x 10' 3" (4.44m x 3.12m) having radiator, T.V. aerial point, telephone point, heating controls and thermostat.
- Bedroom** 9' 9" x 8' 6" (2.97m x 2.59m) having radiator and recess to create a wardrobe.
- Dressing Area** 9' 10" x 4' 9" (2.99m x 1.45m) with radiator.
- Bathroom** having contemporary White suite comprising panelled bath with mixer tap/shower over and glazed splash screen, vanity hand basin with cupboard under, low level W.C., complementary tiling, cupboard housing Vaillant combi-boiler supplying central heating to radiators and domestic hot water, radiator and vinyl flooring.

## OUTSIDE

### Off-road Driveway Parking

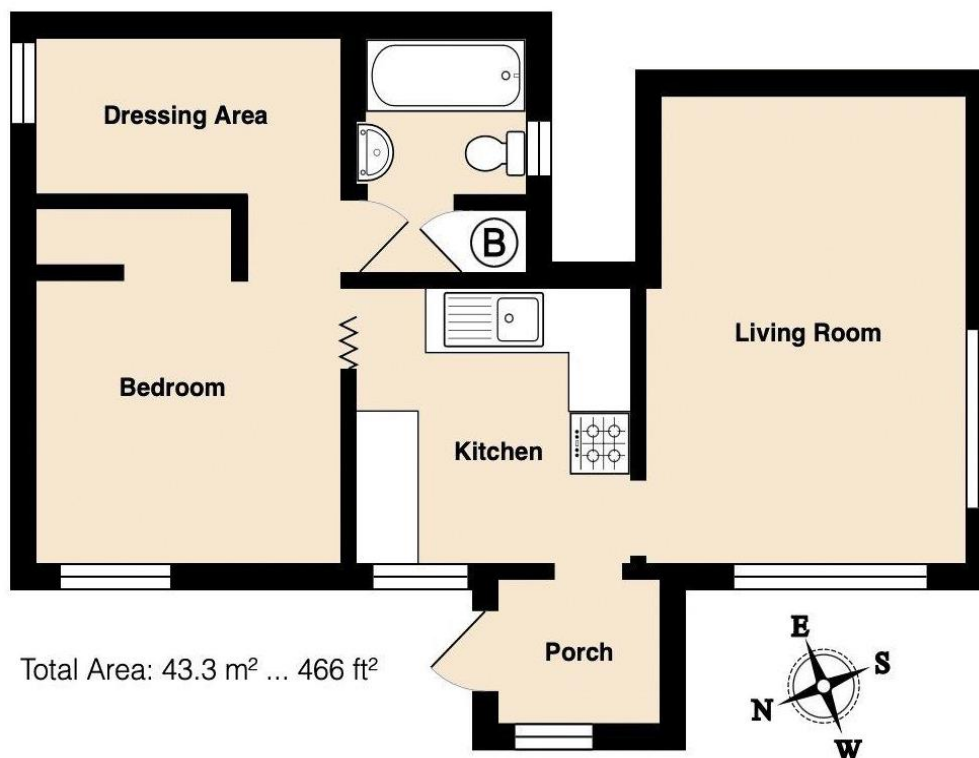
**The Gardens** Surrounding the property are easily managed with areas laid to lawn, hard standing, all surrounded by a hedge and fencing.

**Services** We understand Mains Water, Drainage, Gas and Electricity are connected.

**Tenure** The property will be assigned in accordance with the terms of a Written Statement under the Mobile Homes Act 1983, a copy of which is available at the Agents offices and is subject to a pitch fee of approximately £119.35 payable on the 1st of each month.

**Note:** Under the terms of the Mobile Homes (Commissions) Order 1983 (S.I. 1983/748) each time the property is sold and the agreement assigned the Vendor has to pay the site owner 10% of the selling price.

**Rating Band** "A"



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

**VIEWING** By prior appointment through  
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**MONEY LAUNDERING REGULATIONS 2003** 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.