





Star Meadow, Oak Street, Fakenham NR21 9DS

william h brown

welcome to

Star Meadow Oak Street, Fakenham

Move Straight In! Beautifully presented Omar park home built in 2019, situated on the popular Star Meadow Park. Offering two double bedrooms, a spacious open-plan living area, modern kitchen, driveway parking and a generous garden. Total peace of mind with a 10-year GoldShield warranty.













Agents Note
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.
Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Pitch fees start from £195.00 per month, subject to agreement with the site management.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

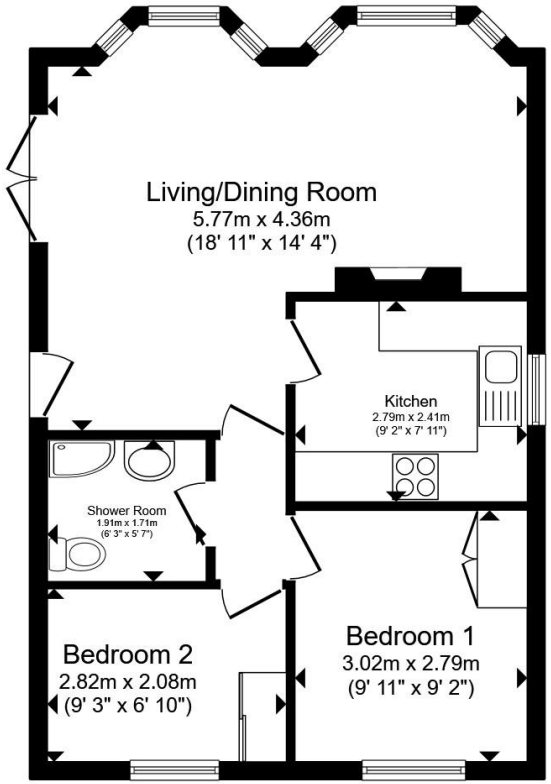
Lounge/Diner
uPvc double glazed entrance door to dining area, uPvc double glazed patio doors, radiator, carpet, fireplace in the living room area.

Kitchen
Wall and base units in a cream shaker style, laminate worktops, stainless steel sink and drainer, gas hob and built in appliances including fridge freezer, dishwasher and oven. Vinyl flooring and uPvc double glazed window.

Bedroom 1
Carpet, double glazed uPvc window, radiator and built in wardrobe

Bedroom 2
Carpet, double glazed uPvc window, radiator and built in wardrobe

Outside
Private driveway as well as additional parking on site.
Opposite stunning field views.



Total floor area 49.8 m² (536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Star Meadow Oak Street, Fakenham

- 10-Year GoldShield Warranty
- Beautifully Presented Omar Park Home - 2019
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Open-Plan Lounge/Dining Room
- Popular Residential Development Close to Town Centre

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£100,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108952 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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