

Connells

Glen Close
Clyst St. Mary Exeter

Glen Close
Clyst St. Mary Exeter EX5 1QP

for sale
£170,000







Property Description

Situated in a pleasant position on Glen Close, this spacious and well-maintained park home offers comfortable accommodation throughout and enjoys a private, low-maintenance rear garden with the added charm of a gentle stream running along the rear boundary.

The accommodation is accessed via a welcoming entrance hall, with a modern shower room conveniently positioned at the heart of the home. The kitchen is well appointed and flows seamlessly through to the generous open-plan living and dining area, creating a bright and sociable living space ideal for both everyday living and entertaining.

There are two double bedrooms, with one bedroom benefiting from an extended sun room-style sitting area that overlooks the attractive rear garden, providing a peaceful retreat to relax and enjoy the surroundings.

Externally, the property offers one off-road parking space and a single garage. The rear garden has been designed for ease of maintenance, featuring patio seating areas and established flower beds, whilst the gently flowing stream beyond adds to the tranquil setting.

This delightful home presents an excellent opportunity for those seeking low-maintenance living in an attractive and peaceful environment.

Agents Notes

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.

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 includes 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)

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Pitch Fees are currently £207.00 per month.

There are restrictions relating to keeping pets (1 pet only), running a business, sub-letting, keeping boats, caravans or mobile homes on site and holiday home use.

There is an easement on the title - please enquire with the Branch.

Waste from the property is served by a cesspit. Please enquire with the Branch.

Entrance Hall

Door to side, fitted storage, wall mounted radiator.

Living Room

Two double glazed front aspect windows, one double glazed side aspect window, wall mounted radiator.

Dining Room

Double glazed patio doors to side, wall mounted radiator.

Kitchen

Double glazed side aspect window and door, wall and base units, work surfaces, space for washing machine and fridge freezer, oven and gas hob, stainless steel sink unit.

Bedroom 1

Double glazed rear aspect window, fitted wardrobe, wall mounted radiator.

Bedroom 2/ Conservatory

Extended conservatory style uPVC glass bay window to front, rear door to garden, wall mounted radiator.

Shower Room

Double glazed side aspect window, walk-in shower, low level toilet, wash hand basin, wall mounted radiator.

Garden

Patio and planted flower beds.

Parking

Single garage with up and over door. One parking space on driveway.







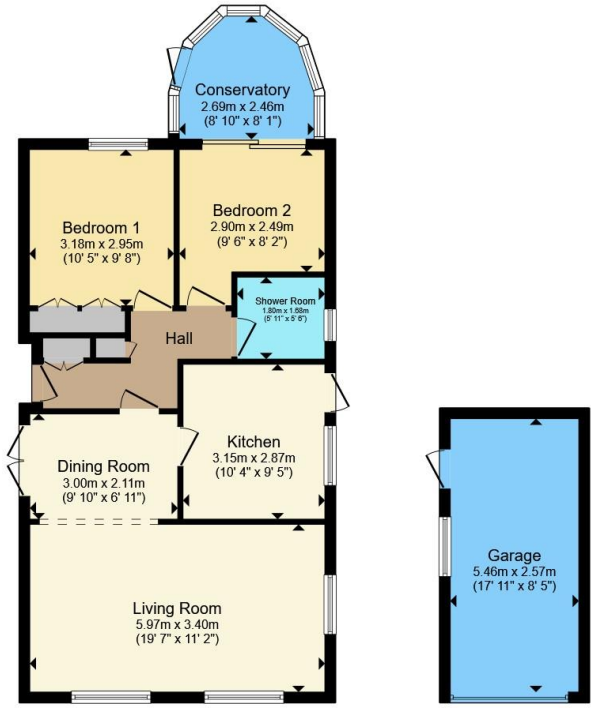












Total floor area 83.5 m² (899 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/EXR318385

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.

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.