


**The Bramleys, Otter Valley Park, Honiton**

Asking Price: £195,000



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Situated within the highly regarded Otter Valley Park, this exceptionally well-presented detached park home has been comprehensively refurbished by the current owner during their seven-year ownership, with significant improvements made both internally and externally to create a stylish, energy-efficient and low-maintenance home.

The property enjoys bright and spacious accommodation throughout, with large windows ensuring an abundance of natural light and creating a welcoming atmosphere from the moment you step inside. The spacious living room serves as the heart of the home and features an attractive fireplace, providing a cosy focal point and an ideal space for relaxing or entertaining. Complementing this is a separate dining room, comfortably accommodating a large dining table and offering the perfect setting for family meals and social gatherings.

The well-appointed kitchen provides an excellent range of storage units and worktop space, making it both practical and attractive for everyday use. Adjoining the kitchen is a useful utility area with additional storage and space for laundry appliances.

There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a recently installed patio door providing direct access to the gardens. The beautifully presented bathroom has been finished in a contemporary grey colour scheme and comprises a modern suite including a bath with shower over.

A substantial programme of improvements has been carried out over recent years, including specialist external insulation to the walls and roof, together with floor insulation, all completed by park home specialists within the last three years. The roof has also recently been professionally cleaned and repainted. Further enhancements include replacement uPVC windows, doors and porch, attractive external detailing around the windows, replacement internal doors and new flooring throughout, all contributing to the home's excellent presentation and efficiency.

A particular highlight of the property is the beautifully landscaped garden, which wraps around the home and offers a greater degree of privacy than many properties within the development. Thoughtfully designed and meticulously maintained, the garden features attractive planting, well-defined seating areas and a low-maintenance finish. Of particular note is the impressive covered pergola-style entertaining area, creating a fantastic sheltered outdoor living space that can be enjoyed throughout the year, whether relaxing with family and friends or dining al fresco.

Having undergone extensive modernisation and improvement both inside and out, this delightful home offers a rare opportunity to acquire a turnkey property in one of the area's most desirable park home developments, with nothing for a purchaser to do other than move in and enjoy.


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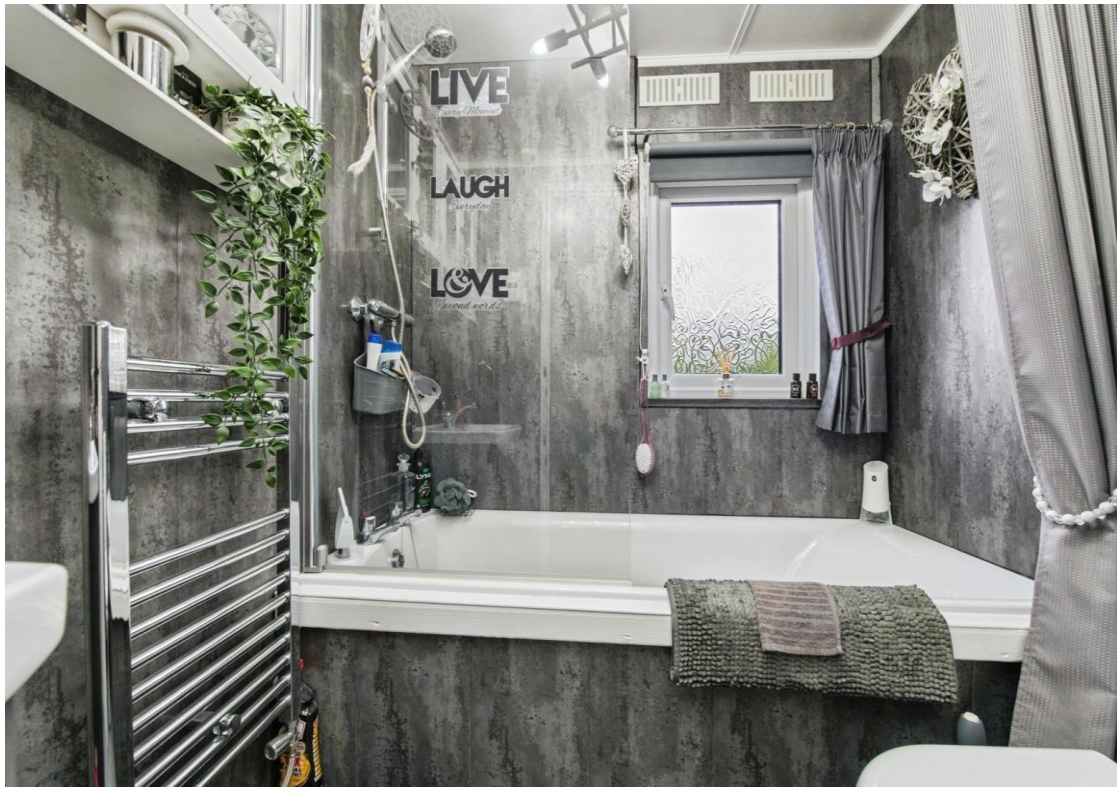


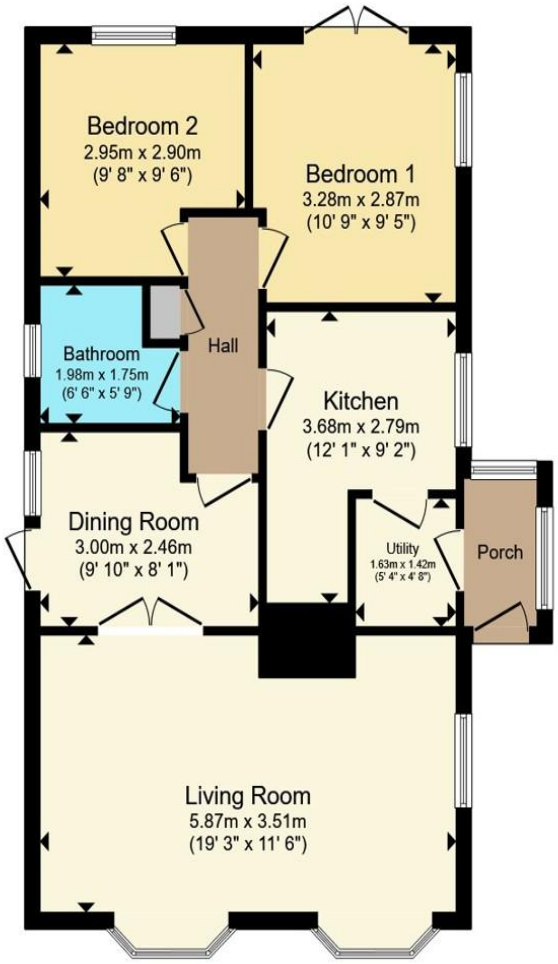





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Total floor area 67.8 m² (730 sq.ft.) approx

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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Residents must be aged 50 years or over. The property is subject to a monthly ground rent and service charge. Please note that upon resale, the park owner is entitled to receive 10% of the sale price in accordance with park home regulations.

Site Fees Are £247.53 Per Month

Council Tax Band: **A**

Tenure: **Leasehold**

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Viewing arrangement by appointment: **01404 44744**
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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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