



The Orchard, Honiton EX14 4PT

welcome to

The Orchard, Honiton

Delightful park home which permits to be used as a main residence. Benefiting from private garden and parking space, two bedrooms, lounge plus dining room and situated on a tucked away plot.

Lounge

19' 1" x 11' 5" (5.82m x 3.48m)

Upvc double glazed windows to front aspect, electric fire with feature surround, wall lighting, radiators

Dining Room

9' 8" x 8' 5" (2.95m x 2.57m)

Upvc double glazed door and window to side aspect, radiator, wall lighting

Kitchen

13' 2" x 9' 3" (4.01m x 2.82m)

Upvc double glazed window and door to side aspect, wall and base units with worksurface over, drainer sink, space and plumbing for a range of domestic appliances, cupboard housing gas boiler,

Lobby

Storage cupboard, ceiling light point, door leading to:

Bedroom One

10' 9" x 9' 3" (3.28m x 2.82m)

Upvc double glazed window to rear aspect, fitted wardrobes, wall lighting, radiator

Bedroom Two

9' 10" x 9' 5" max (3.00m x 2.87m max)

Upvc double glazed window to rear aspect, fitted wardrobes, ceiling light point, radiators

Bathroom

Upvc double glazed opaque window to side aspect, bath with shower over, low level WC, wash hand basin, radiator, ceiling light point

Garden

Private garden space with storage shed plus the use

of communal gardens

Agents Note

No persons under the age of 50 years may reside in this park home

Pets may be permitted with the parks consent, and only one dog or cat may be permitted with written consent for new owners

For more information please call Fox and Sons

Agents Note

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





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The Orchard, Honiton

- PRIVATE GARDEN
- ALLOCATED PARKING PLUS VISITOR PARKING
- PETS ALLOWED WITH WRITTEN CONSENT
- TWO BEDROOMS
- LOUNGE PLUS DINING ROOM

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.

£125,000



Total floor area 65.5 sq.m. (705 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104024 - 0006

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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