

DAVIS & LATCHAM ESTATE AGENTS

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| Brand New Detached Park Home | • Ready for immediate occupation |
| Triple Aspect Open Plan Sitting/Dining Room/Kitchen | • 2 Bedrooms - 1 with En-Suite Cloakroom |
| Shower Room | • Driveway Parking & Easily Managed Outside Space |
| Gas-fired Central Heating to radiators | • Upvc Sealed Unit Double Glazing |



35 Woodcock Park, Warminster, Wiltshire, BA12 9JB

£125,000



This Brand New Detached Park Home is ready for immediate occupation on this popular Residential Development. Triple Aspect Open Plan Sitting/Dining Room/Fully Fitted Kitchen, 2 Bedrooms - 1 with En-Suite Cloakroom, Inner Hall & Shower Room, Driveway Parking & Easily Managed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a brand new Avon Design Park Home by Pemberton Leisure Homes with all the benefits of moving into a contemporary brand new home which features Gas-fired central heating to radiators together with Upvc sealed unit double glazing and fitted carpets. The Sitting Area features a built-in corner Sofa, Electric Fire and T.V. wall bracket whilst the well-appointed Kitchen has integrated appliances including a Microwave Oven, Gas Cooker with Filter Hood above and Fridge/Freezer. 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

Upvc double glazed front door leads into:

Open Plan Sitting/Dining/Kitchen 18' 3" x 11' 9" (5.56m x 3.58m) enjoying triple aspects comprising Sitting Area having contemporary Electric Fire creating a focal point, L-shaped Sofa with pull out Bed underneath and matching arm chair, fitted cupboards and display shelving, T.V. aerial point and T.V. wall bracket, radiator, recessed lighting, double French windows, Dining Area having space for dining table & chairs, Kitchen Area with postformed worksurfaces, stainless steel sink with mixer tap, range of units comprising drawer & cupboard space, integrated Microwave, Cooker having Electric Oven and Grill and 4-burner Gas Hob with Filter Hood above and Fridge/Freezer, recessed lighting and cupboard housing Gas-fired Morco Combi-boiler supplying central heating to radiators and domestic hot water.

Bedroom One 10' 0" x 7' 7" (3.05m x 2.31m) having built-in wardrobe, bedside lockers and lamps, dressing surface and drawers and radiator.

En-Suite Cloakroom having low level W.C, corner hand basin, radiator and mirrored cabinet.

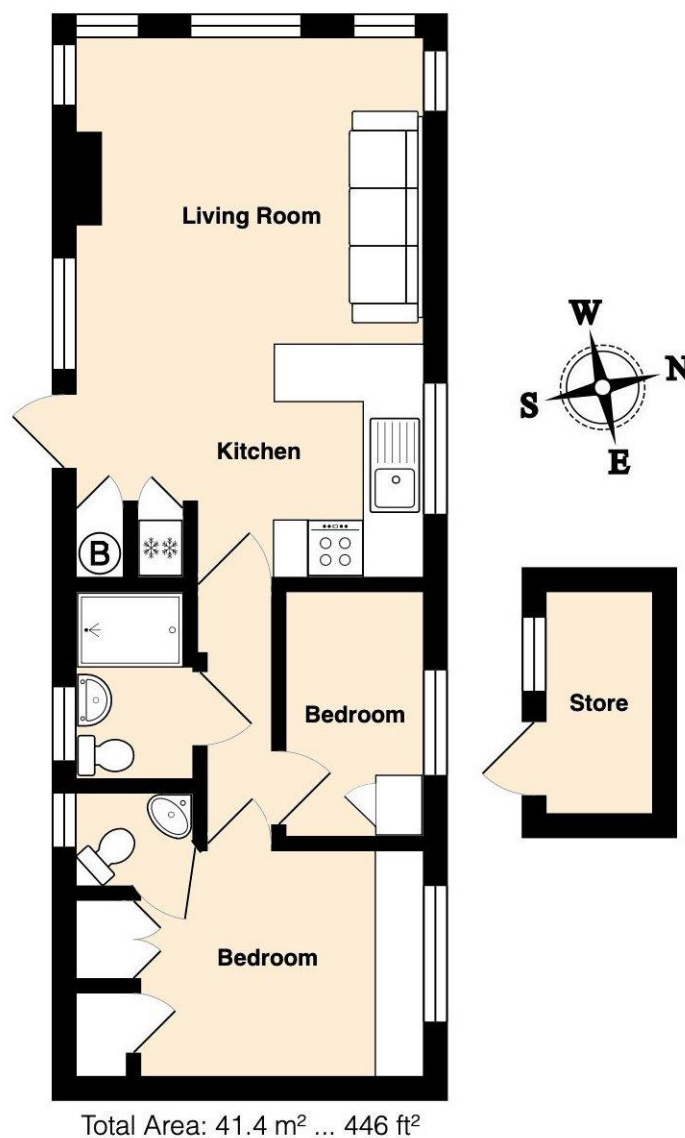
Bedroom Two 8' 1" x 5' 4" (2.46m x 1.62m) having overhead cupboards, display shelving, wardrobe and radiator.

Shower Room having White suite comprising shower enclosure with thermostatic controls, aquaboard panelling and glazed splash screen, pedestal hand basin, low level W.C., extractor fan, radiator and vinyl flooring.

OUTSIDE

Off-road Driveway Parking.

The Gardens	Surrounding the property are easily managed areas laid to lawn, shingle and post & rail fencing. There is also a Garden Store.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected to the property.
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 £133.09 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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PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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.