

**SAMPLE
MILLS**



**Snowdrop Place
Regency Court
Stover
Newton Abbot
Devon**

£230,000

LEASEHOLD





**Snowdrop Place, Regency Court, Stover,
Newton Abbot, Devon**

£230,000 Leasehold

Sample Mills are pleased to present this luxurious 2 bedroom Park Home situated in the development of Regency Court at Stover. The property is within walking distance to Stover Country Park, Trago Mills and Stover Golf Course, whilst having easy access for the A38, M5 motorway and Newton Abbot town centre with its further range of amenities and facilities to include shops, library, parks, doctors and the main rail line to London Paddington.

Regency Court is an extremely sought after park home site with a gated entrance that is secured through the evenings and is well maintained throughout the year.

Internally, the accommodation comprises entrance hall leading to a light and airy lounge, a modern fitted kitchen/diner with integrated appliances to include Beko 4 ring gas hob, Beko oven, fridge, freezer and dishwasher. The utility room has integrated washing machine and tumble dryer. There are 2 double bedrooms both with built-in wardrobes and the master with en-suite shower room. There is also a separate bathroom.

Further features include uPVC double glazing, heating, level open plan gardens and off road parking.

Viewing is highly recommended for those looking for a modern stylish property in stunning surroundings.



Obscure uPVC double glazed door to:

Entrance Hall

Wall mounted thermostat. Storage cupboards. Hatch to the roof space. Radiator. Doors off to:

Lounge – 5.04m x 3.10m (16'6" x 10'2")

Dual aspect uPVC double glazed windows to front and side. Feature fireplace. Two radiators. TV point.

Kitchen Area/Dining Room – 5.40m x 2.60m (17'9" x 8'6")

uPVC double glazed windows to rear and side. Range of matching wall and base units. Square edged marble effect work surface areas. 1½ bowl stainless steel sink drainer with chrome mixer tap. 4 ring stainless steel Beko gas hob with extractor over and stainless steel splashback. Integrated fridge and freezer. Integrated dishwasher. Integral Beko oven. Radiator.

Utility Room – 2.60m x 2.20m (8'6" x 7'3")

Obscure uPVC double glazed door to rear. Range of matching wall and base units. Square edged marble effect work surface areas. Stainless steel sink with chrome mixer tap. Cupboard housing boiler. Integrated washing machine and tumble dryer. Access to storage cupboard. Radiator. Extractor fan.

Bathroom

Obscure uPVC double glazed window to front. Low flush suite. Wall mounted wash-hand basin with chrome mixer tap and tiled splashback. Panelled bath with chrome mixer tap and shower attachment. Radiator. Extractor fan.

Bedroom 1 – 3.10m x 2.80m (10'2" x 9'2")

uPVC double glazed window to rear. Radiator. TV point. Walk-in wardrobe. Door to:

En-Suite Shower Room

Obscure uPVC double glazed window to side. Pedestal hand-wash basin with chrome mixer taps. Low flush suite. Walk-in shower. Radiator. Extractor fan.

Bedroom 2 – 3.30m x 2.80m (10'10" x 9'2")

uPVC double glazed window to front. Fitted vanity table. Built-in wardrobe. Radiator.

OUTSIDE

The property benefits from level open plan gardens plus off road parking.

Regency Court is an extremely sought after park home site with a gated entrance that is secured through the evenings and is well maintained throughout the year.

AGENTS NOTE

Council Tax Band: 'A' £1555.63 for 2023/24

EPC: Exempt

Tenure: Leasehold – 98 years remaining

Age Restriction: Over 45's

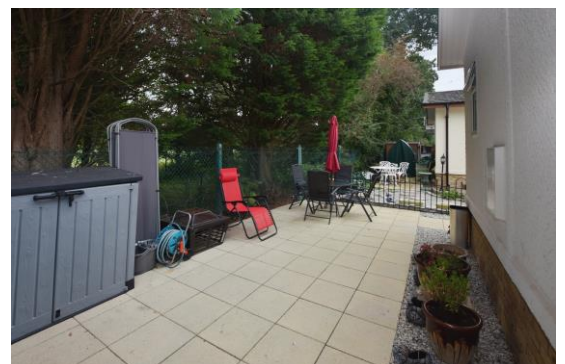
Pets allowed.

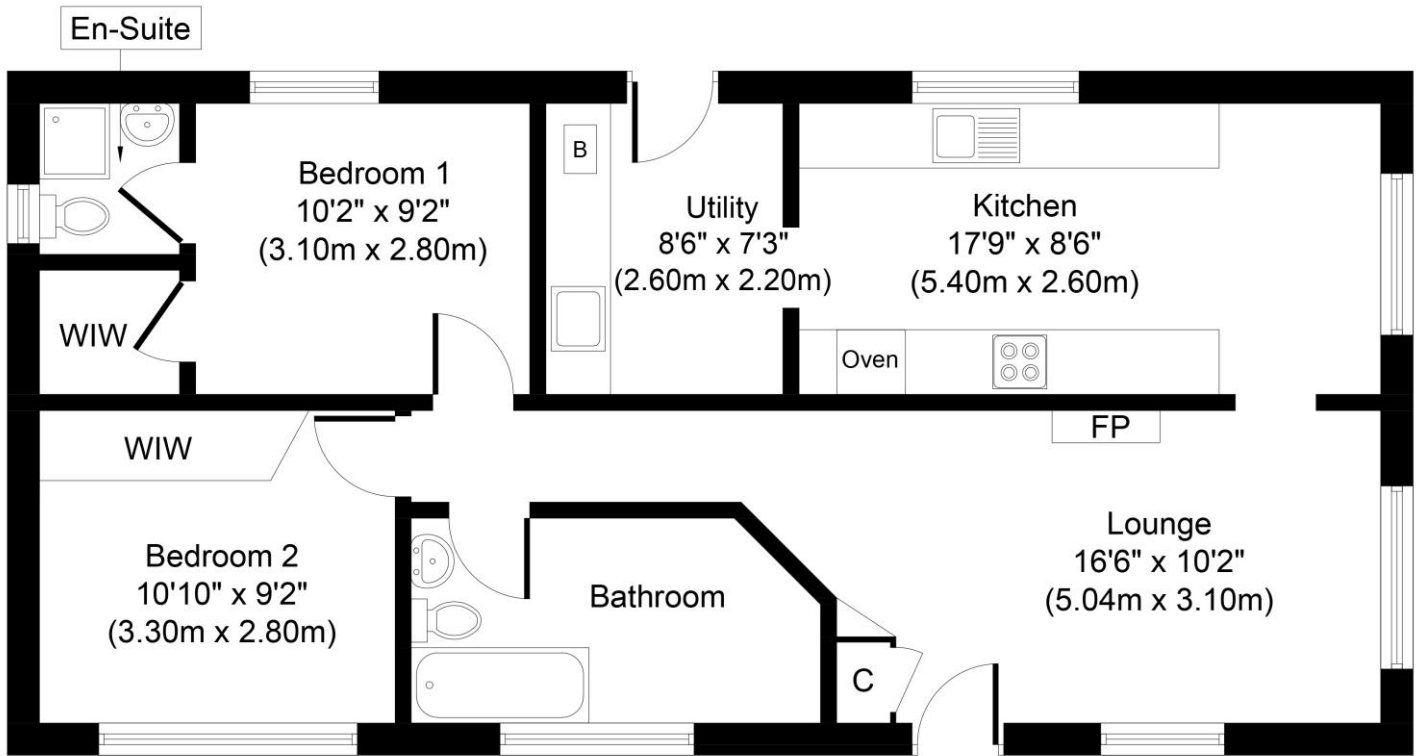
Ground Rent: £212.73 per month

12 Month Leisure Licence.

NOTE:

The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.





Approximate Floor Area
771 Sq. ft.
(71.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

**SAMPLE
MILLS**

3 Bank Street
 Newton Abbot
 TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](https://www.rightmove.co.uk) [Zoopla.co.uk](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.primelocation.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331