



Helping *you* move



6 Kings Head Home Park, Newport, TF10 7LG

A Park Home situated on a good sized plot within this well maintained residential park, ideally situated for Newport Town Centre which is a short distance away. The accommodation comprises Two Bedrooms, Lounge/Diner and separate Kitchen, as well as a Wet Room and Externally an established garden.

Offers in the Region of
£140,000

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Overview

- Detached Park Home
- 2 Bedrooms
- Suitable for Over 50'S Only
- External Measurements of Park Home 36ft X 20ft
- Kitchen
- Lounge/Dining Room
- Wet Room
- Lawned Gardens with Patio, Garden Shed and Greenhouse
- Residents Parking, Site Fees which are Currently £220.00 Per Calendar Month
- Council Tax Band A
- EPC Rating - Not Applicable



BRIEF DESCRIPTION

An excellent opportunity to acquire a park home in the sought after Kings Head Home Park, suitable for the over 50's. Offering excellent proximity to Newport Town Centre and all the amenities it has to offer.

Accommodation comprises of a Kitchen, Double Aspect Lounge/Diner as well as Two Bedrooms and a recently fitted Wet Room. Externally, it offers a good sized, well established Garden, with a variety of mature plants and trees.

LOCATION

The property is just 0.6 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239

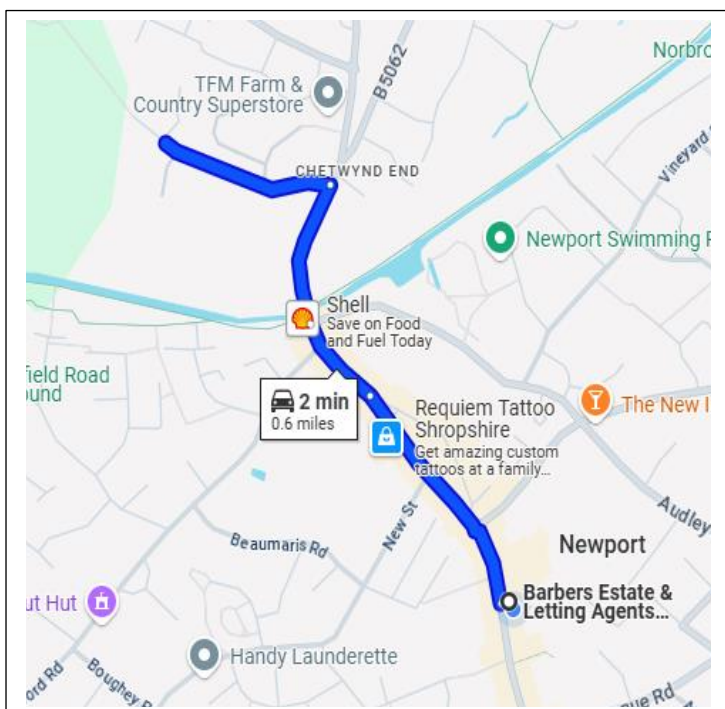


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

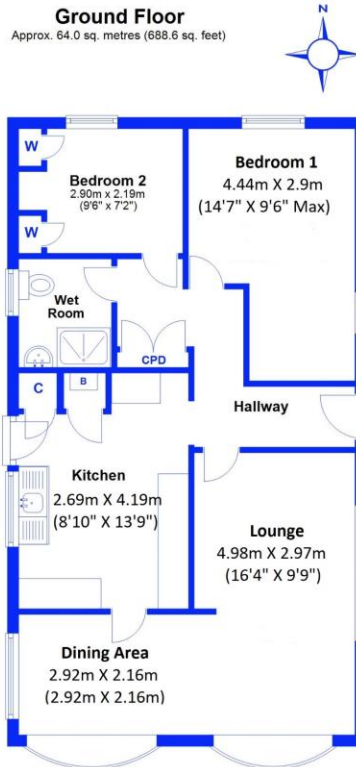
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High Street, go straight across at the mini roundabout, continue onto Lower Bar, continue onto Chetwynd End then turn left onto Green Lane. The property will be located on the right hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 64.0 sq. metres (688.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

6 Kings Head Home Park, Newport



RE-SALE: When the property is re-sold the new owners must pay Kings Head Home Park Limited 10% of proceeds. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

SITE FEES: The property has site fees of currently £220.00 per calendar month. This covers the maintenance of the communal parking and gardens.

TENURE: We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. The property has a 99 year Lease which will commence once the new purchasers move in.

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk

Barbers

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 purposes 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.