



Like what you see?
Get in touch to arrange a viewing!

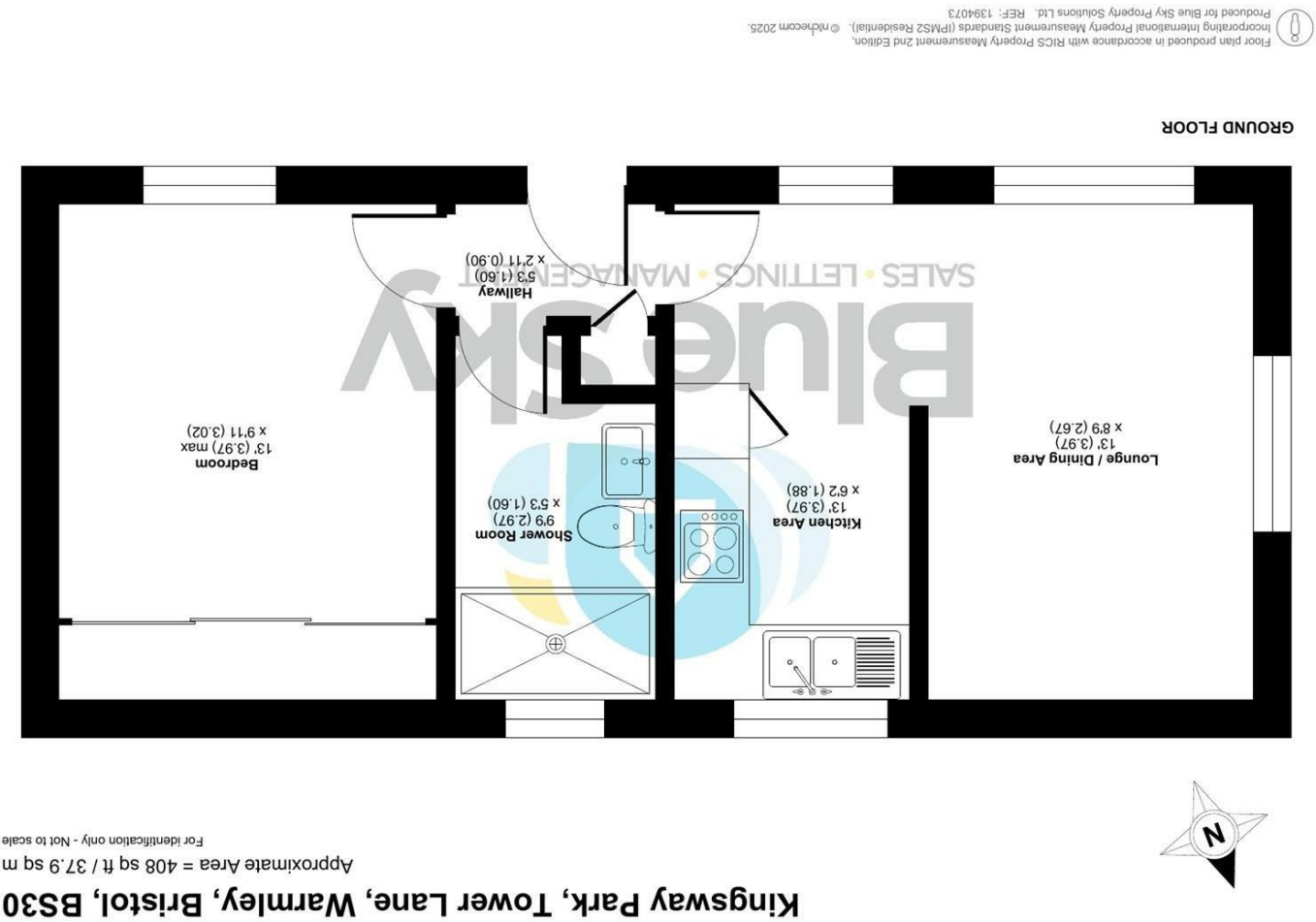
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The Important Bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: A | Property Tenure: Freehold

RETIRE IN STYLE IN THIS EXCELLENT PARK HOME!! Located on a small, exclusive, over 50's development in the heart of Warmley, next to the Warmley Heritage Museum. This stunning, modern, custom-built Park Home arrived in situ on the enviable Tower Park site in 2025 and is sure to prove popular! Modern design and immaculately presented living accommodation, along with low maintenance desirable outdoor space, make this a must-see opportunity! Boasting a generous bedroom with plentiful built in wardrobe storage, along with a spacious double shower room, smart kitchen area, and cosy lounge space. Conveniently placed for ease of access to the A7147 Ring Road, retail parks, amenities, and local walks surrounding the site. This really is a rare opportunity, and we highly recommended a viewing to avoid disappointment.



Hallway
5'3" x 2'11" (1.60m x 0.89m)
Double glazed, recessed spotlights, obscured door to front, storage cupboard, doors to rooms.

Lounge/Dining room
13' x 8'9" (3.96m x 2.67m)
Double glazed windows to front and side aspect plus double glazed patio doors to front aspect, vaulted ceiling with recessed spotlights, feature fireplace and surround with electric fire, TV point, two radiators.

Kitchen Area
13' x 6'2" (3.96m x 1.88m)
Double glazed window to rear aspect, vaulted ceiling with recessed spotlights, fitted kitchen comprising a range of wall and base units with worktops over and tiled splash backs, one and a half stainless steel bowl sink and drainer, integrated fridge freezer, integrated washer/dryer, electric hob with back stand, extractor over and electric oven, wall mounted boiler housed in a cupboard.

Shower Room
9'9" x 5'3" (2.97m x 1.60m)
Double glazed obscured window to rear aspect, vaulted ceiling with recessed spotlights and extractor, tiled double shower cubicle, wash hand basin inset into a vanity unit, w.c. ladder style heated towel rail.

Bedroom
13' x 9'11" (3.96m x 3.02m)
Double glazed window to front aspect, vaulted ceiling with recessed spotlights, built in wardrobes, TV point, radiator.

External space
Gated and fully enclosed outside space, laid to artificial lawn, with steps and paving edged by handrail with feature glazed panels, leading to front aspect, block paving for driveway.

Communal Green Space
At the end of the site is a lovely green for residents of the site to enjoy with pathways leading to woodland walks.

Service Charges
The site is managed by Sovereign Park Home Estates Limited. We believe the monthly pitch fee is approx. £175.

Visitors Parking
In addition to the driveway parking there is visitor parking at the entrance to the site.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

