



1 DEVON CLOSE, COLLEGE TOWN, SANDHURST, BERKSHIRE, GU47 0SA
£175,000

SITUATED ON THE POPULAR DEVON CLOSE PARK FOR THE OVER-50S, THIS TWO-BEDROOM DOUBLE UNIT OCCUPIES A DESIRABLE CORNER PLOT AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

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DESCRIPTION:

The kitchen remains the original Tingdene kitchen, with a Neff integrated dishwasher, gas hob and extractor fan. The integrated fridge freezer (Beko) and the integrated electric oven (Bosch) were replaced in 2016. There are two well-proportioned bedrooms, both with built-in storage and space for a double bed. The bathroom was refitted in 2019 with a walk-in rainfall shower, handheld shower, vanity sink unit and vanity toilet unit.

The main living accommodation is a particularly attractive triple-aspect living/dining room, which enjoys an abundance of natural light and provides a versatile space for both relaxing and entertaining. Air conditioning has also been installed, ideal for keeping the room comfortable during the warmer months, and the current owners are arranging for the unit to be replaced with a new system.

Externally, the property benefits from a wrap-around patio garden with mature shrub borders, creating a pleasant outdoor space around the home. There is also a separate brick-built utility room/office houses the washing machine and tumble dryer and has previously been used as an office. There are also two outside taps and parking is provided by one allocated space.

Devon Close is a small and well-established residential park home development situated in the popular College Town area of Sandhurst and designed exclusively for the over-50s. Set just off Yorktown Road, the development enjoys a peaceful setting while remaining conveniently placed for local amenities and transport links. Residents are within easy reach of shops, supermarkets, cafés, healthcare facilities and regular bus services, with the neighbouring towns of Sandhurst, Camberley and Blackwater also easily accessible. The development is pet-friendly and offers an attractive setting for those looking for a quieter lifestyle without compromising on everyday convenience.

The current pitch fee as of 16/09/2026 is £179.53 per month.

AT A GLANCE

- NO ONWARD CHAIN
- CASH BUYERS ONLY
- 2 Bedroom park home
- Pet friendly
- Over 50's
- One parking space
- Mains Gas, electric, water and sewage
- Gas central heating
- Mobile Coverage for EE, Vodafone, Three & O2
- Ultrafast Broadband up to 8000 Mbps

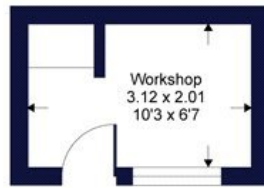
Council Tax Band: A



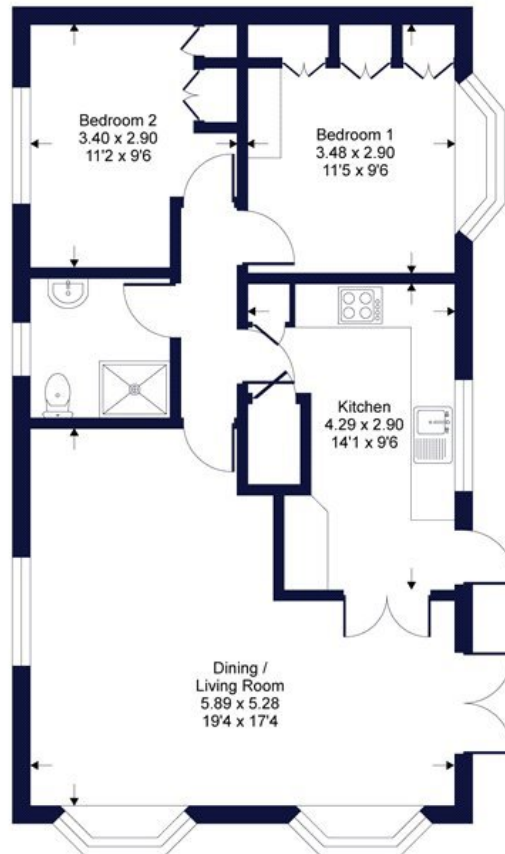
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Approximate Gross Internal Area = 66.9 sq m / 721 sq ft
Approximate Outbuilding Internal Area = 6.2 sq m / 67 sq ft
Approximate Total Internal Area = 73.1 sq m / 788 sq ft



Outbuilding = 6.2 sqm / 67 sqft



Ground Floor = 66.9 sqm / 721 sqft

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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