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|  **CAT & FIDDLE PARK** **Sidmouth Road, Clyst St. Mary** **Exeter, Devon EX5 1QQ** **Residential Park for 50+** **150 Pitches (approx)****Berkeley Logo.jpg** |
| **Park Manager** | Shaun Jones Park Office: 01392 875008 |
| **Park Office Hours** | Monday, Wednesday & Friday 9.00 am - 1.00 pm Other times by appointment  |
| **Pitch Fees** | For new homes: £211.00 Due on the first day of each month at the park office or by Direct Debit. Reviewed on 1st January each year. |
| **Council Tax** | Band A at £1,308.19 per annum. |
| **Water/Sewerage** | Mains water charged direct by supplier. Sewerage Included in the monthly pitch fee. |
| **Gas** | Mains gas charged direct by supplier. |
| **Electricity** | Payable by direct debit or at the park office. |
| **Home Insurance** | All homes must be insured. |
| **Pets** | One dog or one cat only per home would be considered. |
| **Refuse Collection** | Dustbins are emptied every third Friday and recycling boxes etc. every Friday. |
| **Public Transport** | Buses to Exeter and Sidmouth stop at the entrance to the park every 30 minutes. Main line train services at Exeter. |
| **Park Facilities** | Mobile Library, Chiropodist & hairdresser call at the park. Milk & newspapers can be delivered. |
| **Local Facilities** | 4 miles from City of Exeter. |
| **Park Rules** | All residential park homes have the benefit of a Written Statement under The Mobile Homes Act 2013 (previously The Mobile Homes Act 1983 as amended by the Housing Act 2004). A specimen copy of this agreement is available on request. The agreement contains Park Rules to ensure the good management of the park.  |
| *This information is correct at January 2021. Every effort has been made to ensure the information provided above is accurate. However, we cannot accept liability for changes, errors or unintended misinformation. Please check locally for up to date details prior to proceeding with your purchase, particularly with regard to any aspect important to you.* |