

Guide Price
£43,000
Non-traditional





Features

- Two Bedroom Park Home
- Fully Equipped Kitchen
- Open Plan Lounge
- Gas Central Heating
- Double Glazed Windows
- Shower Room
- Private Parking Space
- Garden With Patio
- Dog Friendly Site
- Excellent Transport Links

Summary of Property

A 2012 Willerby Westcoast two-bedroom park home measuring approximately 35ft x 12ft, located on the popular West Country Park Homes site at Edithmead, just two miles from Burnham-on-Sea town centre and seafront. The M5 motorway interchange at Junction 22 is within easy reach, providing excellent access to Bristol, Taunton and the wider motorway network. The main line railway station at Highbridge is also nearby, and there are various local clubs, shops, and recreational facilities in the surrounding area. The accommodation is well-planned and benefits from gas-fired central heating and double glazing throughout.

The open-plan lounge and kitchen area provides a bright, comfortable living space with five double-glazed windows, three radiators, a range of fitted base and wall cupboards, one-and-a-half bowl enamel sink with mixer tap, gas hob, fitted refrigerator and cupboard housing a Worcester gas boiler. There are two bedrooms, the main with two double-glazed windows, radiator, and en suite shower room with white suite comprising hand wash basin, low-level WC and radiator. The second bedroom includes a double-glazed window and radiator. A separate shower room provides a cubicle, hand wash basin, low-level WC, radiator, shelving, extractor fan and window.

Outside, the property enjoys a car parking space, paved patio, lawned garden area, and a useful garden shed. The West Country Park Homes site offers a welcoming community atmosphere with a bar, clubhouse, launderette, on-site shop and regular entertainment.

The site is dog friendly and allows 11-month occupation, with the 12th month available for an additional charge. Ground rent is currently £286 per month.

EPC: Exempt

Council Tax: Exempt

Room Descriptions

Accommodation

Open Plan Lounge and Kitchen: 6.66m (max) x 3.62m (21' 10" (max) x 11' 11")

Five double glazed windows, three radiators, range of base and wall cupboards, one and a half bowl single drainer enamel sink unit with a mixer tap, gas four ring hob, cupboard housing Worcester gas fired boiler, fitted refrigerator.

Bedroom One: 3.62m (max) x 2.84m (11' 11" (max) x 9' 4")

Two double glazed windows and radiator. Door to:

En-Suite WC:

With a white suite comprising pedestal hand wash basin, low level WC, double glazed window and radiator.

Bedroom Two: 1.91m x 1.8m (6' 3" x 5' 11")

Double glazed window and radiator.

Shower Room:

Shower cubicle, hand wash basin, low level WC, double glazed window, radiator, fitted shelving and extractor fan.

Outside:

Car parking space, lawn, paved patio and garden shed.

Services

Mains electricity, gas, water and drainage are connected. No charge for water rates.

Location:

West Country Park Homes is situated in the popular hamlet of Edithmead, just two miles from the coastal resort of Burnham-on-Sea. The park enjoys a convenient and accessible setting, ideal for both

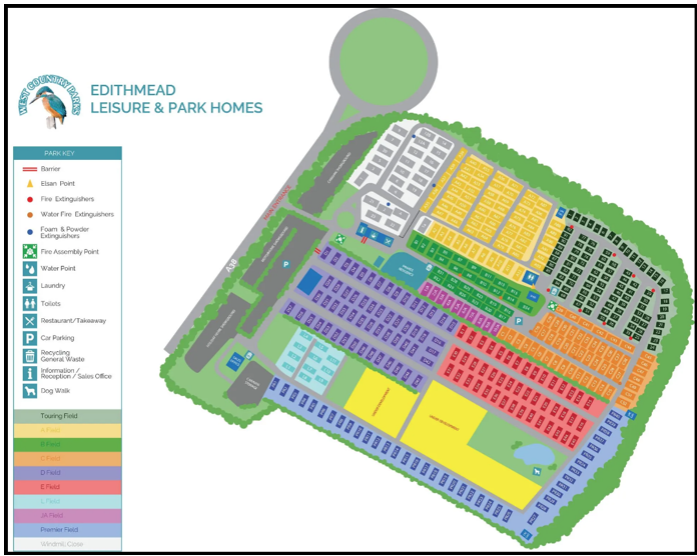
permanent and holiday occupation, with the M5 Motorway (Junction 22) located close by providing excellent access to Bristol, Taunton, Weston-super-Mare and beyond.

The area offers a superb blend of coast and countryside living. Burnham-on-Sea town centre and seafront provide a wide range of shops, cafés, restaurants and traditional seaside attractions, while the nearby market town of Highbridge includes a mainline railway station linking to Bristol, Exeter and London.

Residents benefit from a well-maintained and friendly park environment with on-site facilities including The Windmill Bar & Bistro, offering meals, refreshments and regular entertainment. There is also a launderette, shop, and ample green space for walking and relaxation.

The surrounding area caters for a variety of interests, with local golf courses, leisure centres, country parks and scenic walks across the Somerset Levels and coastal paths. Weston-super-Mare, Cheddar Gorge and the Mendip Hills are all within easy driving distance, offering further leisure and sightseeing opportunities.

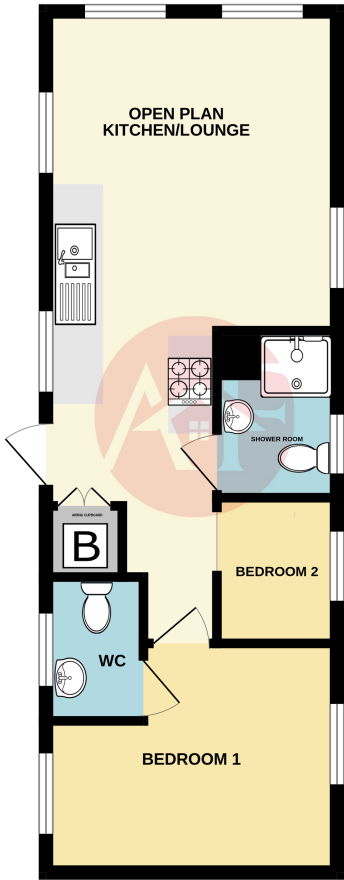
This convenient location, coupled with its peaceful rural surroundings, makes West Country Park Homes an excellent choice for those seeking a relaxed lifestyle within easy reach of the M5, local amenities, and the Somerset coastline.



Floorplan

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This property is exempt from an EPC

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