

Guide Price
£110,000
Non-traditional





Features

- Quiet, peaceful location
- Utility room for extra convenience
- Versailles 2014 Park Home
- Open plan living area with large windows
- Two well designed bathrooms
- Two bedrooms with built in storage
- Private beach access
- Communal car park

Summary of Property

We are proud to present this immaculate fully furnished lodge for sale, ideal for families and couples alike. This property boasts an open-plan design, merging the kitchen and the reception room into a spacious and welcoming living area.

The reception room is bathed in natural light courtesy of large windows, and comes complete with built-in storage. The space seamlessly flows into the modern kitchen, equipped with modern appliances and a designated dining area. Perfect for entertaining.

The property offers two bedrooms, both featuring built-in wardrobes for ample storage. The first is a generously-sized double bedroom, complete with an en-suite bathroom, providing a private sanctuary for the homeowners. The second bedroom also features built-in wardrobes, offering a cosy space for guests or family members.

This lodge includes two bathrooms, both with built-in storage and heated towel rails, ensuring comfort and convenience in your daily routines.

This Versailles Victory Lodge (2014) is a non-residential status and 50 weeks occupancy, located in a quite and peaceful area. It is dog-friendly, has a path to the beach, and disabled access. Additionally, there are numerous local amenities, green spaces, nearby parks, walking and cycling routes, and a private access to the beach.

The site also offers an array of communal amenities such as a launderette, shower & toilet block, children's trail, and a play area. This is truly a property that needs to be experienced to be fully appreciated.

Room Descriptions

Accommodation:

The Lodge comes fully furnished and is turn key ready.

Open Plan Lounge, Kitchen & Diner: 6.02m x 5.91m (19' 9" x 19' 5")

The kitchen is well equipped with dishwasher, side by side fridge & freezer, 5 burner hob & extractor and eye level oven & grill along with combination microwave. Skylight to kitchen area to provide extra light. The attractive lounge has two comfortable sofas and patio doors to enjoy the outstanding views. Feature electric 'log effect' fire. The adjacent spacious dining area has a quality table with 4 luxury dining chairs with patio doors to enjoy the view even while dining.

Utility Room: 2.05m x 1.83m (6' 9" x 6' 0")

A range of wall and base units with high gloss finish and a door out onto the composite decking to the front and side. Stainless steel sink and drainer with mixer tap and washing machine. Storage cupboard housing the boiler.

Bedroom One: 3.20m x 2.91m (10' 6" x 9' 7")

King size mattress, divan base with storage, co-ordinated headboard, bedside drawer / cupboard unit. Fitted full height wardrobe / shelved cupboard / drawer unit, TV position including co-axe & power sockets, dresser / dresser shelf area. Full length mirror, Bedhead reading light & ceiling light.

En-suite: 2.91m x 1.70m (9' 7" x 5' 7")

Thermostatic mixer valve Bath with shower over, thermostatic mixer taps, shower screen, riser rail & fittings, Basins & taps and cupboard unit with high gloss doors, close-coupled ceramic toilet with dual flush, Extractor fan to bathroom, Mirror and light. Cabinet with high gloss doors, shaver socket, co-ordinated night & day blind, vinyl floor covering, ceiling light, fitted soap dish & tumbler holders,

gown / towel hooks, toilet roll holders and heated towel rail.

Bedroom Two: 2.88m x 2.93m (9' 5" x 9' 7")

Two mattresses and Divan base with storage, Upholstered headboards, Central bedside unit, Fitted full height wardrobe. Dresser shelf area, ceiling light and Jack n Jill door to the bathroom.

Shower Room: 2.04m x 2.12m (6' 8" x 6' 11")

Shower cubicle with glass door, riser rail & fittings, thermostatic mixer valve. Basin, tap and cupboard unit with high gloss door. Close-coupled ceramic toilet with dual flush Mirror and light, cabinet with high gloss door and heated towel rail.

Outside:

The lodge is fully enclosed on a nice sized plot, large patio area and a lawned strip running along the fence line. Garden shed and a secure container which houses the Calor Gas Canisters. There is plenty of parking opposite the lodge and visitors car park.

Agents Notes:

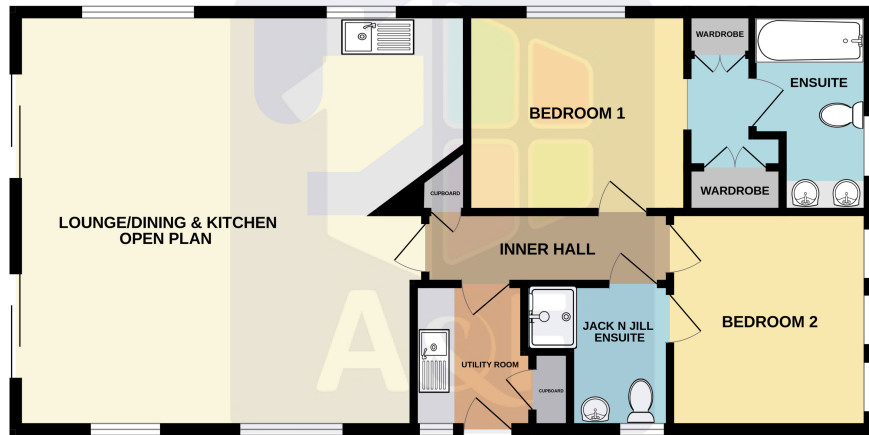
Pitch fee paid yearly - £8,280 including VAT (until March 2025)

This is a holiday site only, you cannot use this lodge as a permanent residence. The site is closed for 2 weeks and 2 days during January with no entry to anyone.



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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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	N/A	
			Annual Price	EXEMPT	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	N/A	
Heating	Calor Gas Bottles		Public rights of way	N/A	
Water	Mains connected		Listed Property	Grade : N/A	
Sewage	Mains Connected		Restrictions	Holiday Home – Not Residential	
Broadband	Yes	Speed Capacity		Floor Area:	Plot Size:
Type:	PRIVATE NETWORK	Basic	. Mbps	. ft ²	. Acres
		Superfast	. Mbps	. m ²	
		Ultrafast	. Mbps		
Mobile Coverage	O2 EE Vodafone Three	<ul style="list-style-type: none"> ● ● ● ● 		Satellite / Fibre TV Availability	BT Sky Virgin
					● ● ● x
Risks			Conservation Area		
Flooded in last 5 years	No		No		
Flood defences	N/A		Coalfield & Mining Area		
Source of flood	N/A		Yes / No	Type : N/A	
Planning Permission & Development Proposals					
Details: N/A					
Property Accessibility & Adaptations					
Details: N/A					
Building Safety					
Details: N/A					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.