

Guide Price  
£63,500







10 Dulhorn Farm Weston Road, Lympsham, Somerset BS24 0JQ



### Features

- Closed 9th January to 9th February
- Unique design
- Two bedrooms
- Two bathrooms
- Well-configured layout
- Single reception room
- Comfortable living experience
- Ample relaxation space
- Convenient lifestyle

## Summary of Property

A brand new 'Swift Bordeaux' static for sale.

We are pleased to present to the market this immaculate 'Swift Bordeaux' static available for sale. This property presents an excellent opportunity for families, couples, or investors seeking a peaceful holiday home. The property is well designed with an open-plan layout, featuring one reception room, two bedrooms, two bathrooms, and a kitchen.

The open-plan design merges the kitchen and the reception room into a spacious and welcoming living area. The reception room amplifies the property's potential for entertaining and relaxing. This comfortable space forms the hub of the home, and the layout in provides an easy flow throughout the property. The kitchen is fitted with built-in appliances, enhancing your culinary experience. It provides an ideal spot for those who enjoy cooking and entertaining, encouraging a sociable atmosphere.

The property features a total of two bedrooms one double and the other a twin room, offering ample accommodation. Furthermore, the property is equipped with two bathrooms, one being an en-suite which are purposefully designed to ensure a seamless routine for all residents.

This is a standout option for those in search of a property that offers a combination of comfort, style, and functionality.

This property is non residential and is for holiday use only. The units must be vacated every year from 9th January to 9th February.

## Room Descriptions

### Accommodation:

#### Lounge and Kitchen: 6.22m x 3.6m (20' 5" x 11' 10")

The lounge has a double glazed entrance door, large southerly facing double glazed window, three further double glazed windows and radiator. The kitchen has a range of wall, base and drawer units, single drainer sink unit, free standing cooker, integrated refrigerator and freezer, fitted microwave oven, part tiled walls and cupboard housing the Morco gas fired boiler providing domestic hot water and central heating.

### Inner Hall:

#### Bedroom One: 3.6m x 3.29m (11' 10" x 10' 10") (MAXIMUM)

Double glazed window, radiator, two built in wardrobes, fitted dressing table, drawers and high level cupboards.

### En-suite Shower Room:

White suite comprising low level w/c, hand wash basin, double glazed window and radiator.

#### Bedroom: 2.37m x 1.73m (7' 9" x 5' 8")

Double glazed window, radiator, fitted wardrobe and high level cupboard.

### Shower Room:

White suite comprising shower cubicle, low level w/c, hand wash basin, heated towel rail, double glazed window and extractor fan.

### Outside:

Car parking space, lawn and garden shed.

### Services:

Morco propane gas fired boiler provides domestic hot water and central heating.

Electricity and propane gas bottles purchased through the site.

There is no water or drainage rate charged.

### Notes:

Holiday use only.

The units must be vacated from 9th January to 9th February every year.

Current year ground rent and service charge £3960. This charge includes any council tax due.

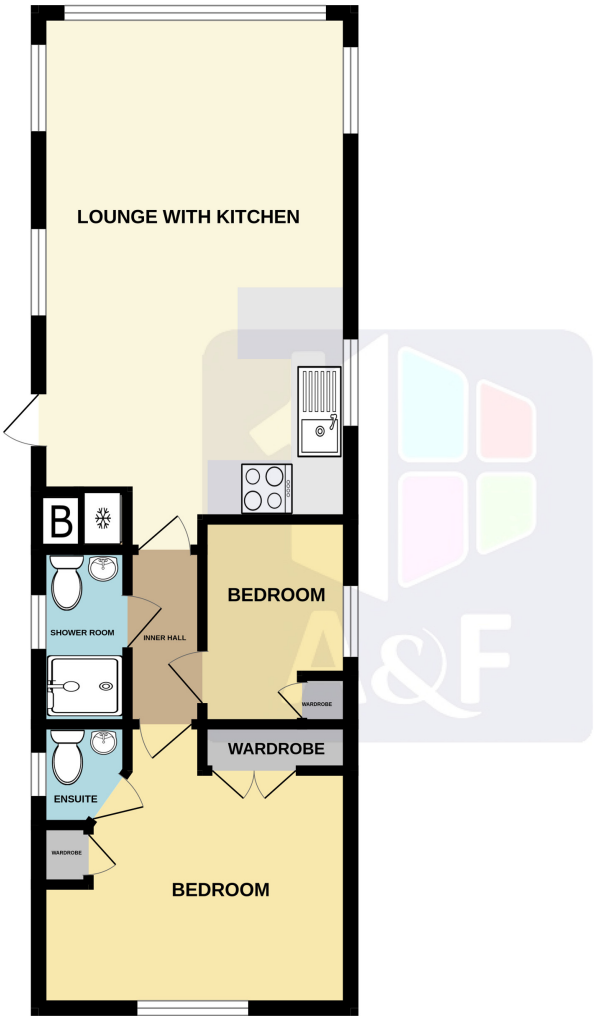
### To view:

Apply to the vendors sole agents A&F.



Floorplan

GROUND FLOOR



Material Information
Council Tax Band & Charge for Current Year
Exempt
EPC Rating & Date Carried Out
Exempt
Building Safety Issues
None Reported
Mobile Signal
<b>Ofcom Mobile Coverage Checker</b> Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
<b>nPerf Mobile Coverage Map</b> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/-/signal?ll=20&amp;lg=0&amp;zoom=3</a>
<b>Mast Data Mobile Mast Summary</b> Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Park Home Unit
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
<b>Disclaimer:</b> The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

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.  
Made with Metropix ©2024