

Guide Price
£159,950





Features

- Detached Park Home
- Serene Claremont Location
- Close-Knit Community
- Parking Space and Garden
- Cost-Effective Council Tax Band A
- Two Bathrooms

Summary of Property

A delightful detached Park Home is now available for sale in the serene location of Claremont residential park. This beautiful property is nestled in an area that boasts tranquillity and peace, making it an ideal retirement home for those seeking a quiet, comfortable lifestyle.

The property offers a delightful arrangement of rooms, including two spacious reception rooms - an ideal space for entertaining or simply unwinding. The home also comes with a well-appointed kitchen, perfect for home cooking. The property comprises two generously sized bedrooms providing comfort and relaxation. Adding to the convenience of this home are two bathrooms, ensuring personal space for all residents.

The property is located in a peaceful area, within walking distance of the picturesque village of Berrow. It's adjacent to Burnham-on-Sea and benefits from public transport links just outside the park entrance. This allows residents to easily access the nearby bustling towns while enjoying the calm and quiet of home.

One of Claremont's unique features is its pet-friendly environment, making it perfect for pet owners. The park houses just 40 residential park homes, ensuring a close-knit community atmosphere. The property includes unique features like a parking space and a garden, which further enhances outdoor living.

Being in Council Tax Band A, the property offers a cost-effective solution for potential homeowners. If you're over 50 and looking for peace and quiet, close to Burnham-on-Sea, this property could be your perfect sanctuary.

Room Descriptions

Accommodation:

Entrance Porch:
Overhead light.

Hallway:

Lounge: 18'4 x 11'2 (5.59m x 3.40m)

Double glazed southerly and westerly facing windows, two radiators, feature fireplace, television and telephone points, central heating dial.

Dining Room: - 10'9 x 9'6 (3.28m x 2.90m)

Smoke detector, westerly facing double glazed bay window and two radiators.

Kitchen: 8'2 x 8'1 (2.49m x 2.46m)

Northerly facing double glazed window, range of wall, base and drawer units, shelving and contrasting worktops, inset 1 ¼ bowl single drainer stainless steel sink unit, integrated oven/grill and four ring hob, Vent Axia' extractor fan/light, space for tumble dryer, part tiled walls, television point, fluorescent strip light. Arched opening to:-

Utility: - 8'1 x 5'5 (2.46m x 1.65m)

Range of matching base & drawer units, wall cupboards and large wall cupboard housing the 'Vokerk' gas combination boiler and contrasting worktops, with inset stainless steel sink and mixer tap. Part tiled walls, fluorescent strip light, radiator, plumbing for automatic washing machine and space for upright fridge-freezer. Low maintenance door with inset obscure glass double glazed pane to garden.

Bedroom One: 1'0 (excluding wardrobes) x 9'6 (3.35m (excluding wardrobes) x 2.90m)

Two sets of twin built-in wardrobes and eye level shelving. range of drawers with double radiator under and desktop over, television point, double glazed window.

En-Suite Shower Room: - 8'1 x 5'0 (2.46m x 1.52m)

Large tiled cubicle with mixer, glazed screen & curtain, vanity unit with inset wash hand basin h/c and cupboards under, rectangular wall mirror and strip light/ shaver point over, low level w/c, towel rail, radiator and obscure glass double glazed window.

Bedroom Two: 9'11 x 9'6 (3.02m x 2.90m)

Radiator, television point and southerly facing double glazed window, shelf and range of wardrobes, high level cupboards and floor standing drawer unit with desktop over.

Bathroom: - 6'7 x 5'6 (2.01m x 1.68m)

Modern white suite comprising pine panelled bath with mixer tap/shower attachment and twin grab handles, pedestal wash hand basin h/c and low level w/c, radiator. towel rail, extractor fan, toilet roll holder, glazed shelves and circular wall mirror with strip light/shaver point over, southerly facing obscure glass double glazed window.

Outside:

The unit is to be found on a rectangular plot with concrete vehicular hard standing to the northerly side of the unit. The front of the unit has low brick stub wall with wrought iron feature and double gates giving access to enclosed low maintenance garden with chippings, lamp standard, paved path.

Location:

Situated in the popular Claremont Park site in the village of Berrow. Amenities close at hand include Co-Op supermarket, the social club, medical centre, church and footpaths leading to the sandy beach and offering superb walks. Claremont Park is a small residential park which allows for all-year-round occupancy. Junction 22 of the M5 interchange at Edithmead is approximately 3 miles giving easy access to Bristol, the M4, Taunton and The South.

Construction:

We believe this 40' x 20' Homeseeker Twin Lodge unit was sited in 2002.

Services:

Mains gas, electricity, water and drainage are connected.

Outgoings:

Sedgemoor District Council, Tax Band: A
Monthly Site Rent: £217

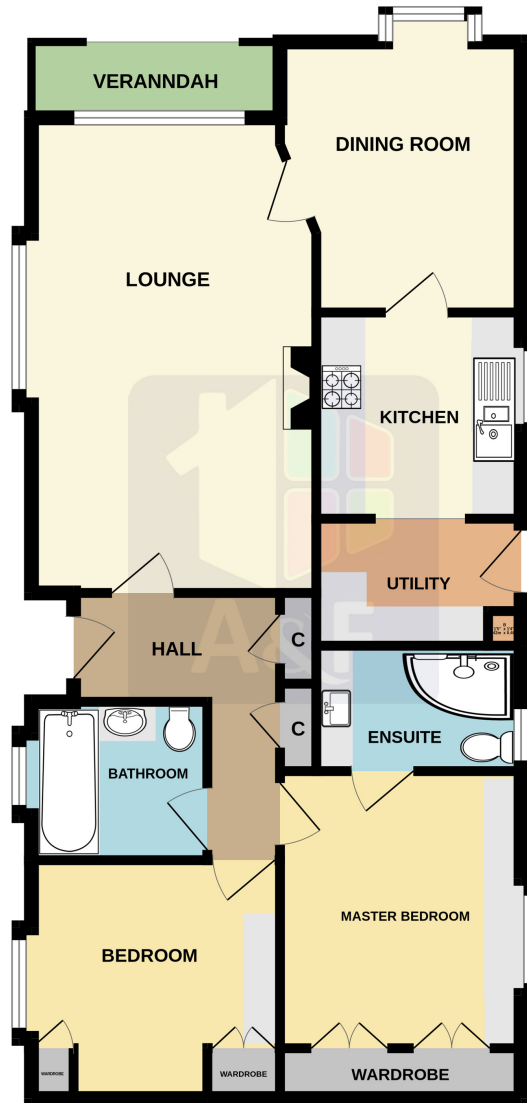
Agents Notes:

Residents must be 50 years of age or over.



Floorplan

GROUND FLOOR



Council Tax
Band: A
£1,445.90
for 2024/25

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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