

£21,500
Non-traditional





Features

- Open Plan Living and Kitchen
- Warming fireplace
- Well-proportioned twin room
- Double bedroom with wardrobe
- Local amenities accessible
- Nearby green spaces and parks
- Children's play area
- On site restaurant

Summary of Property

We are pleased to present for sale this delightful park home, in good condition and perfect for families and couples alike. This property is conveniently located, with easy access to public transport links, local amenities, green spaces, and nearby parks. Walking routes are also plentiful in the area, providing ample opportunity for relaxation and enjoyment of the surrounding environment. Lakeside site also includes a bar/restaurant, children's play area, arcade and fishing lake.

The property boasts an open-plan design, blending the kitchen and reception room together to create a spacious and inviting living and dining area. The kitchen is well-appointed with ample space cooking. Making this space the perfect place for entertaining or simply enjoying a meal at the end of a long day.

The home benefits from two bedrooms. The first is a double room complete with built-in wardrobes, offering plenty of storage space. The second room is an equally charming twin room, providing the versatility to cater to your needs, whether they be for additional living space or accommodation for guests.

A single bathroom services the property, ensuring all residents have easy access to facilities.

This park home offers a unique living experience, combining the tranquillity of park life with the convenience of urban living. Whether you're a family looking for your next home, or a couple seeking a peaceful retreat, this property is sure to meet your needs.

In summary, this property offers a unique blend of comfortable living spaces, practical features, and a superb location. Whether you're a family seeking a fresh location to holiday or a couple desiring a peaceful retreat, this park home could very well be your dream property. Don't miss out on this opportunity, contact us today for more information.

Room Descriptions

Accommodation:

Lounge with Kitchen Area: 4.32m x 3.61m (14' 2" x 11' 10")

Double glazed entrance door, double glazed bow window, three further double glazed windows, radiator, fitted gas fire and six downlighter spot lights Kitchen area having a range of wall, base and drawer units having roll top working surfaces, single drainer stainless steel sink unit with a mixer tap. New World gas cooker, cooker hood, integrated fridge/freezer. Ariston gas fired boilers providing domestic hot water and central heating.

Inner Hall:

Radiator and doors off to bedrooms and shower room.

Bedroom One: 2.50m x 2.01m (8' 2" x 6' 7")

Double glazed window, radiator and large built in cupboard.

Bedroom Two: 2.35m x 1.74m (7' 9" x 5' 9")

Double glazed window and radiator.

Shower Room:

White suite comprising shower cubicle, vanity unit with inset hand wash basin, low level w/c, extractor fan, frosted double glazed window and radiator.

Outside:

The unit is located on a corner plot and the garden is laid mainly to lawn with flower beds. There is room for a car parking space.

Agents Notes:

Current service charge £5500 per annum.

Occupation is 11 months of the year - Mid January to Mid February must be vacated.

Holiday license only.

10 years remaining on the lease.

Gas and electricity are purchased through the site.

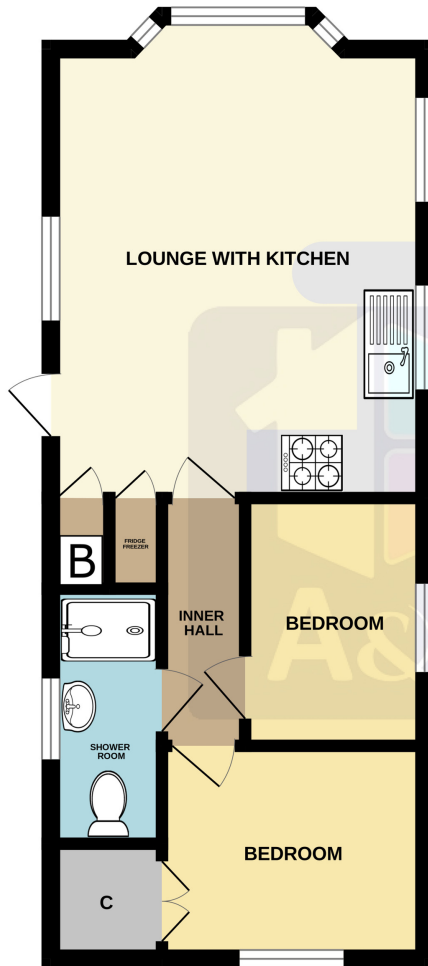
No council tax.

No water rates.



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	
Energy Performance Rating				N/A	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected – purchased via site		Private Rights of Way	N/A	
Heating	Gas – purchased via site		Public rights of way	N/A	
Water	Mains connected		Listed Property	N/A	
Sewage	Mains Connected		Restrictions	Holiday Home – Not Residential	
Broadband Type:		Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
		Basic Superfast Ultrafast FF	. Mbps . Mbps Mbps	. ft ² . m ²	. Acres
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	<ul style="list-style-type: none"> • • • • 		Satellite / Fibre TV Availability	BT Sky Virgin
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 :	
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.					