

Guide Price
£64,000
Non-traditional





Retreat Caravan Park, Berrow Road, Burnham-on-Sea, Somerset TA8 2ES



Features

- Detached lodge home
- Open-plan layout
- Two bedrooms, two bathrooms
- Natural light-filled reception room
- Private beach access
- Non residential site
- Garden space
- communal carpark
- Integrated Appliances
- Communal carpark

Summary of Property

The Park is open 11 months of the year. The static caravan is pitched on a Holiday Park under a Holiday Licence Agreement.

On offer for sale is this detached lodge, presented in good condition. This property presents an excellent opportunity for families, couples seeking a peaceful holiday home with an active, strong local community. The property is tastefully designed with an open-plan layout, featuring one reception room, two bedrooms, two bathrooms, and a kitchen. The reception room is flooded with natural light and embellished with a fireplace. It also features patio doors that open to the front decking, offering a tranquil setting for relaxation.

The kitchen is a fusion of functionality and aesthetics, boasting natural light, wall, base units & drawers, and integrated appliances. The master bedroom is a comfortable retreat with an en-suite bathroom and large wardrobe. The second bedroom is a spacious double room with built-in wardrobes. Both bathrooms are modern and well-equipped, fitted with a heated towel rail, walk-in shower, and stylish sanitary ware. One bathroom features a vanity wash hand basin and a low level wc, while the other has a pedestal wash hand basin and a low level wc.

The lodge is a non-residential status and the lodge needs to be vacated during shut down. It is dog-friendly, with free Wi-Fi, 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. This property is a ABI, Ambleside Lodge (2017) and 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.

Pitch Fee Paid Yearly (1st Of April) - £5,562 including VAT. LPG Bottles - Purchased Through The Site. EDF Electricity - Purchased Through The Site (Quarterly). Free Wi-Fi

Room Descriptions

Accommodation:

Lounge/Kitchen Area: 6.37m x 3.86m (20' 11" x 12' 8")

Entered via the double glazed door within the lounge there is a fireplace, two radiators and seven double glazed windows. Within the kitchen area is a one and a half sink unit, range of base, wall units and drawers with a roll top worksurface. A fitted five ring hob with an extractor over, fitted belling gas oven, fitted microwave, integrated fridge freezer, washing machine and a built-in surround sound system. There are double glazed French doors to the raised decking at the front of the property.

inner Hall:

With radiator.

Master Bedroom: 3.86m x 2.25m (12' 8" x 7' 5")

Dual aspect double glazed window, radiator and a large wardrobe with a radiator enclosed.

En-Suite Shower

Comprises a walk-in shower shower cubicle, pedestal wash hand basin, low level wc, heated towel rail and a frosted double glazed window.

Bedroom Two: 2.83m x 1.97m (9' 3" x 6' 6")

Double glazed window, radiator, fitted wardrobe and wall mounted storage cupboards.

Shower Room

Comprising a shower cubicle with vanity unit with a inset wash hand basin. Low-level wc, heated towel rail, extractor fan, cupboard which houses the boiler and a double glazed window.

Outside

Paved patio area for alfresco dining, raised flower bed and a garden shed. Fully enclosed with a communal car park for your parking needs.

On Site

Launderette - Shower Block - Toilet Block - Private Beach Access - Private Road Access - Children's Paly Area - Ample Parking - Free WI-FI

AGENTS NOTES:

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Floorplan



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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Council Tax:

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: Lateral living.

Flooding Sources: None.

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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