

Guide Price
£65,000





Weston Road, Lymsham, Somerset BS24 0JQ



Features

- Closed 9th January to 9th February
- Unique design
- Two bedrooms
- Two bathrooms
- Well-configured layout
- 2025 Pitch fee paid
- Single reception room
- Comfortable living experience
- Ample relaxation space
- Convenient lifestyle

Summary of Property

A brand new 'Swift Bordeaux' static for sale.

£65,000 to include the 2025 Ground Rent.

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



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	EXEMPT	
			Annual Price	£-	
Energy Performance Rating				EXEMPT	
Utility Supply			Rights and Restrictions		
Electricity	Through Site		Private Rights of Way	N/A	
Heating	Gas Bottles - Site		Public rights of way	N/A	
Water	Connected - Site		Listed Property	N/A	
Sewage	Connected - Site		Restrictions	Vacated from 9th January – 9 th February	
Broadband	Via mobile	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
		Type:	Basic Superfast Ultrafast FF	. Mbps . Mbps . Mbps	. ft ² . m ²
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	● ● ● ●		Satellite / Fibre TV Availability	BT Sky Virgin ● ● ● x
Risks			Conservation Area		
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	N/A		Coalfield & Mining Area		
Source of flood	N/A		No	Type:	
Planning Permission & Development Proposals					
Details:					
Property Accessibility & Adaptations					
Details:					
Building Safety					
Details:					
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.					