

Guide Price
£73,500
Leasehold





1 Sandacre Park Old Burnham Road, Highbridge, Somerset TA9 3JQ



Features

- Year-Round Occupancy
- Two Bedrooms - one with En-Suite
- Bath/Shower Room
- Conservatory
- Quiet location in a strong community
- LPG Central Heating
- Garden
- EPC Exempt

Summary of Property

A 2 Bedroom Residential Park Home Unit with Year-Round Occupation.

Standing on a relatively small Residential Site close to the town centre. The centre of Highbridge provides various facilities including churches, schools, doctors surgery, restaurants and public houses. There is a range of shops and supermarkets. Access to the M5 interchange Junction 22 at Edithmead to The North and Junction 23 to The South. Main line railway station in Highbridge.

BUILD: This two bedroom Unit is known as a 'Willerby' style and overall measures 35' x 12'. The Unit has recently been the subject of redecoration and recarpeting. There is also the benefit of gas central heating and double glazing.

Mains Electricity, Water and Drainage are Connected. Bottled LPG Gas is available on Site.

Site Charge: Approximately £5 per week to cover mains water, drainage and on-site electricity for communal lighting.

For those aged over 50, this park home is an ideal choice, providing a peaceful and comfortable living environment.

Somerset Council Tax Band: A £1,500.31 for 2024/25 Site Fee Applies: £240 per month

Room Descriptions

ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, radiator, built-in cupboard housing the 'Worcester' gas fired boiler. Providing central heating and domestic hot water.

LOUNGE: 4.40m x 3.60m (max) / 14' 5 x 11' 10

Double glazed bow window and two further double glazed windows providing a triple aspect. Fitted gas fire and radiator.

KITCHEN: 2.52m x 2.18m (average) / 8' 3 x 7' 2

Single drainer stainless steel sink unit with mixer tap. Range of base, wall and drawer units with roll top working surfaces. Fitted Range style oven. Double glazed window, radiator and fluorescent strip light.

BEDROOM: 3.00m x 2.39m (max) / 9' 10 x 7' 10

Double glazed bow window and radiator. Built-in triple wardrobe, fitted bedside cabinets and high level cupboards.

EN-SUITE CLOAKROOM:

Pedestal wash hand basin with tiled splash back and low-level WC. Double glazed window and extractor fan.

BEDROOM: 2.15m x 1.75m (max) / 7' 1 x 5' 9

Double glazed window and radiator.

BATH/SHOWER ROOM:

Panelled bath having a shower attachment, wash hand basin with cupboard under and low-level WC. Medicine cabinet, double glazed window and radiator.

CONSERVATORY:

UPVC double glazed door, double-glazed windows and plumbing for an automatic washing machine.

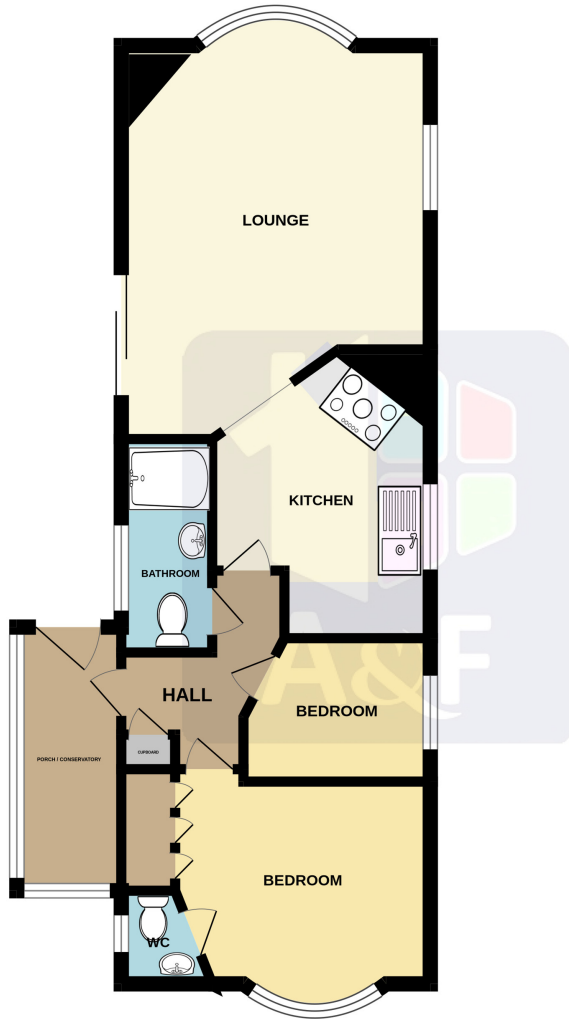
OUTSIDE:

Paving slabs and gravelled area around the Unit. Raised flower beds and two sheds. Allocated Parking Space.



Floorplan

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



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for 2024/25

TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.
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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