



1 Primrose Hill  
Charlton Mackrell, TA11 7AP

George James PROPERTIES  
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# 1 Primrose Hill

Charlton Mckrell, TA11 7AP

Guide Price - £170,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

1 Primrose Hill is an attractive park home situated on the popular Primrose Hill in the sought-after village of Charlton Mackrell. Benefitting from additional wall insulation, the home offers two bedrooms with a shower ensuite to the master, family bathroom, lounge with access to a raised decking area, offering delightful views over the site, kitchen with room for dining table and chairs, utility room, and off street parking and gardens outside.

## Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

## Services

Mains electricity, water and drainage are connected. LPG gas central heating system.

## Agents Note

10% of the sale will have to be paid to the park home site owners on resale. Primrose Hill Park Homes - Terms & Conditions <https://www.somersetresidentialparks.co.uk/primrose-hill-park> Ground Rent £210.87 pcm is Reviewed Annually in February.

## Entrance Hall

Part glazed door, radiator, cupboard for storage and airing cupboard, access to loft space.

## Living Room 16' 2" x 10' 8" (4.94m x 3.26m)

Window to side, sliding doors onto the raised decking area, offering views over the side and beyond, radiator, electric fireplace with wooden surround.



**Kitchen** 14' 6" x 8' 6" (4.43m x 2.60m)

Bay window to front and window to side, radiator, range of matching wall and base units, electric fan oven and four ring gas hob with extractor over, stainless steel one and a half sink with drainer, space for fridge freezer, space for dining table and chairs.

**Utility Room** 6' 11" x 5' 3" (2.11m x 1.59m)

Part glazed door leading from outside, radiator, range of matching wall and base units, stainless steel sink, space for washing machine and tumble dryer, cupboard.

**Bedroom 1** 10' 5" x 9' 7" (3.18m x 2.91m)

Window to side, radiator, built in wardrobes and dressing unit.

**Ensuite** 6' 11" x 4' 8" (2.12m x 1.42m)

Frosted window to side, radiator, corner shower enclosure, wash hand basin, low level WC, extractor fan.

**Bedroom 2** 9' 7" x 7' 6" (2.92m x 2.28m)

Window to side, radiator, built in wardrobe.

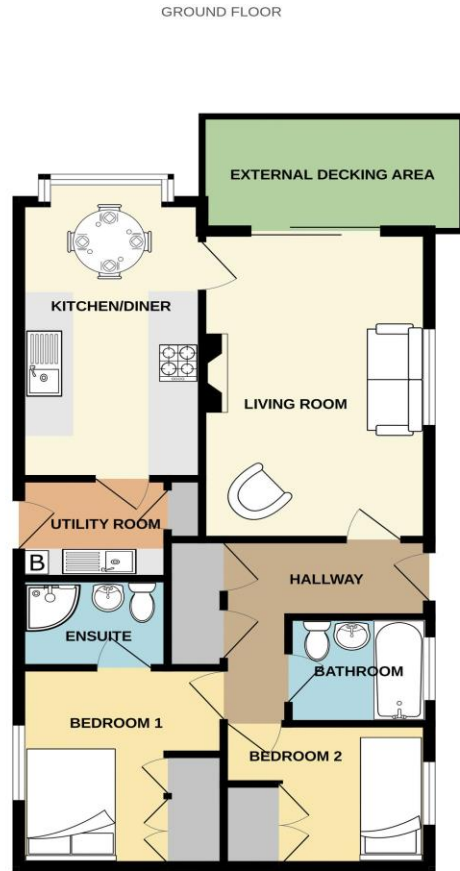
**Bathroom** 6' 7" x 5' 7" (2.0m x 1.70m)

Frosted window to side, radiator, bath with gold coloured telephone shower, wash hand basin, low level WC, extractor fan.

**Outside**

There is off street parking for a couple of cars to the side of the home. To the rear is an area of patio housing the LPG tank. Beyond the parking is a very pretty lawned garden with border.





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