



Yellow Rose

Combe St Nicholas, TA20 3NY

£57,500

A One Bedroom Park Home located in the heart of Combe St Nicholas within Yellow Rose Park for the over 50's. Accommodation Comprises: Entrance Hallway/Utility Area, Living Room, Fitted Kitchen, Shower Room and Bedroom. The property has a low maintenance courtyard area to the back and Off Street Parking. Double Glazing and Oil Fired Central Heating and NO ONWARD CHAIN.



ACCOMMODATION (All Sizes Are Approximate)

Entrance Hallway/Porch

Double glazed window, radiator, space and plumbing for washing machine.

Inner Hallway

With doors to kitchen, bedroom and shower room.

Living Room 10' 0" narrowing to 7'3" x 9' 7" (3.05m narrowing to 2.22m x 2.91m)

Dual aspect double glazed windows, radiator, telephone and television point. Double glazed door and built in airing cupboard housing boiler with slatted shelving.

Kitchen 9' 7" x 7' 7" (2.93m x 2.32m)

Fitted with a range of matching units with adjoining work top preparation surface and inset one and a half bowl sink and drainer complemented by tiled splash backs. Integral double oven and hob. Appliance space for fridge, radiator and two double glazed windows.

Bedroom 9' 9" x 9' 6" (2.97m x 2.90m)

Dual aspect double glazed windows and radiators.

Shower Room

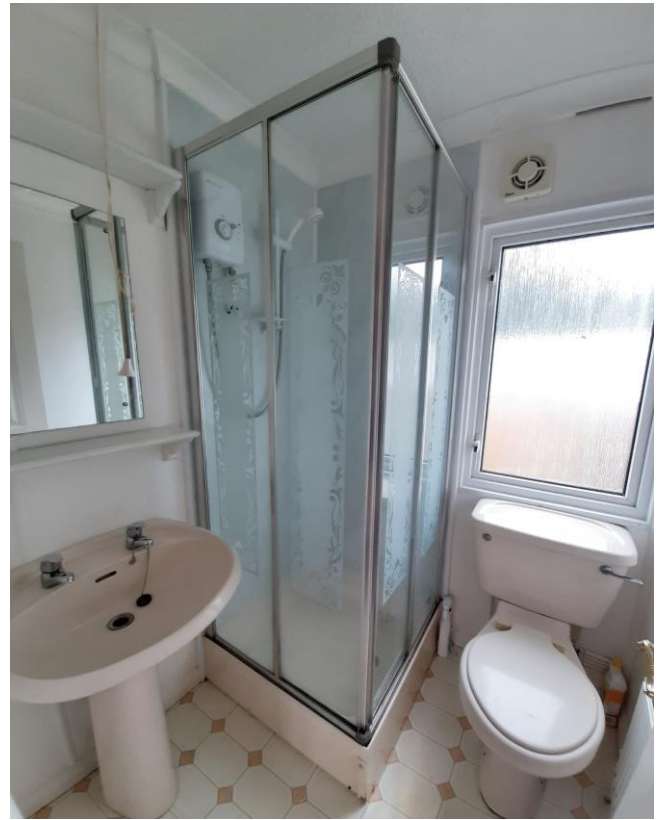
Benefiting a three piece suite consisting of a shower cubicle, low level W.C and pedestal wash hand basin. Double glazed window.

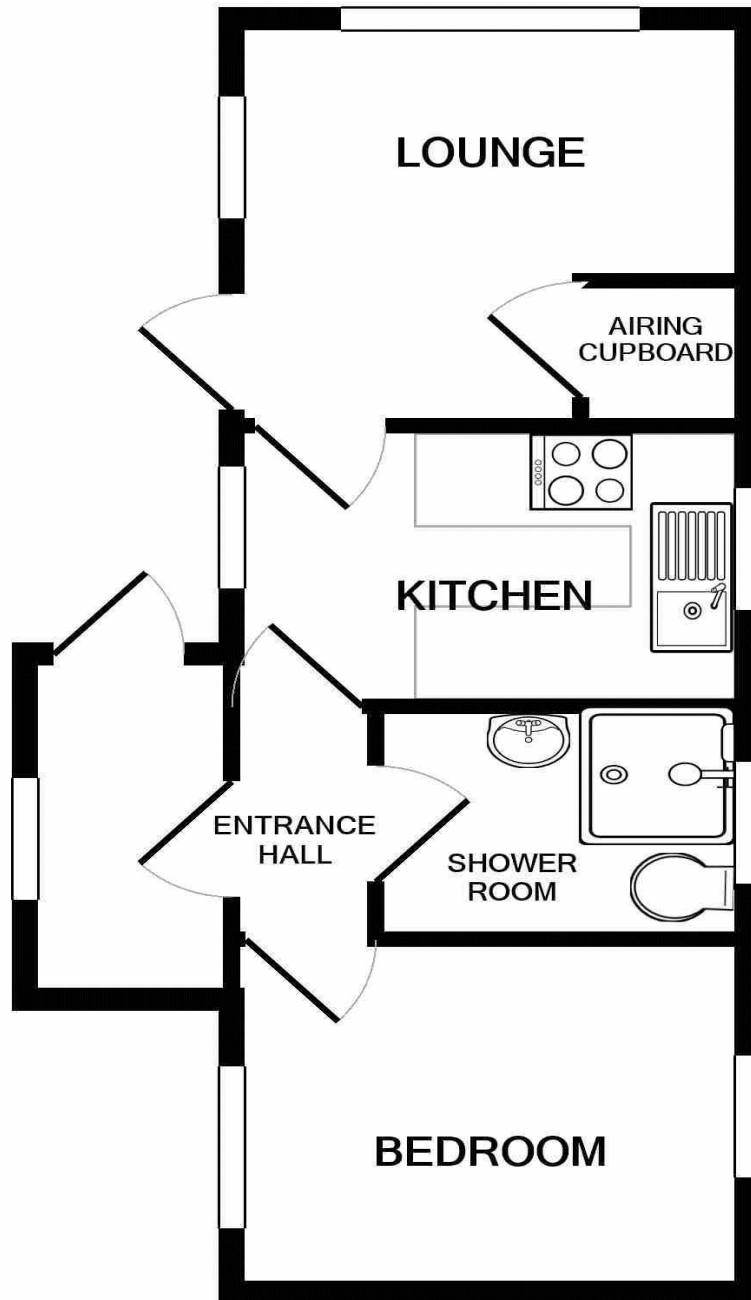
Outside

The property benefits from off street parking with a good size storage shed and a small courtyard area to the rear with oil tank.

Agents Note

There is a ground rent of £28.50 per week which includes water and drainage and upkeep of communal areas. The site is a residential caravan park benefiting from 12 month occupancy. There is an over 50 years age restriction and no dogs allowed on site.





TOTAL APPROX. FLOOR AREA 293 SQ.FT. (27.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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