



23 Windmill Close Edithmead

Highbridge, TA9 4HE

Price £139,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

An individual 45ft x 20ft park home situated in a prime plot with three designated off street parking spaces immediately to the front of the property.

Entrance hall/utility room\* large kitchen/dining room\* good sized lounge\* two double bedrooms\* master en suite shower room\* family bathroom\* gas central heating\* upvc double glazed windows\* low maintenance gardens to the side and rear\* three designated parking spaces.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed door to the:

### Entrance hall/Utility

6'6" x 6'4" (1.99 x 1.95)

With work surface with plumbing for automatic washing machine and space for tumble dryer under, open fronted storage above. Door to the:

### Kitchen/Dining Room

19'2" x 8'0" (5.86 x 2.46)

Fitted with a range of wall and floor units to incorporate integrated electric oven, five burner gas hob, extractor fan, space for fridge/freezer, one and a half bowl drainer sink unit, dining area with space for dining table and chairs, two upvc double glazed windows to the side and upvc double glazed window to the front. Two multi pane doors opening to the:

### Lounge

22'0" x 10'5" (6.71 x 3.18)

Feature fire surround, wall light points, upvc double glazed windows to the front and side. Upvc double glazed French doors opening to outside. Door to the:

### Inner Hallway

Linen cupboard housing the gas boiler supplying domestic hot water and radiators.

### Master Bedroom

11'4" x 9'1" (3.47 x 2.79)

Range of built in bedroom furniture, upvc double glazed windows to the side and rear. Sliding door to the:

### En Suite Shower Room

6'3" x 5'5" (1.91 x 1.67)

Corner shower cubicle, close coupled w.c. pedestal wash hand basin, storage cupboard and upvc double glazed obscured window to the side.

### Bedroom 2

11'5" x 9'2" (3.49 x 2.81)

Range of built in bedroom furniture with upvc double glazed windows to the rear and side.

### Bathroom

9'8" x 6'1" (2.96 x 1.86)

Comprising corner Spa bath with mixer tap and shower attachment, close coupled w.c., bidet, vanity wash hand basin and upvc double glazed obscured window to the side.

### Outside

Located immediately to the front of the property are three designated off street parking spaces.

There is a garden area to the front and pathway leading to the side of the property and leading to the entrance door.

### Rear and Side Garden

Laid for ease of maintenance and being a particular feature of this park home.

### Tenure

Leasehold

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No fixed lease term.

Service Charge £2456.01 per annum

No sub letting

No more than two dogs or two cats

Age restriction to 50 years and over

## Description

The property is offered with the benefit of twelve month occupancy.

The property is conveniently located close to the motorway junction 22 giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is approximately a forty minute drive.

Burnham-on-Sea sea front and town centre is approximately a five minute drive offering a choice of supermarkets, public houses, cafes as well as other amenities one would expect from a busy seaside town.

This attractive park home is situated in a prime plot with the benefit of three designated parking space located immediately to the front of the property.

The property briefly comprises entrance hall/utility room, good sized kitchen/dining room with large lounge off. There are two double bedrooms with the master bedroom having an en suite shower room and a family bathroom. There are low maintenance gardens to either side and rear.

## Directions

Proceed to the M5 junction 22 roundabout taking the third exit right towards Highbridge. Take the first turning left into Windmill Park. Proceed into Windmill Park bearing to the left where the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains gas
- Electric and Water supplied via West Country Park Homes
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

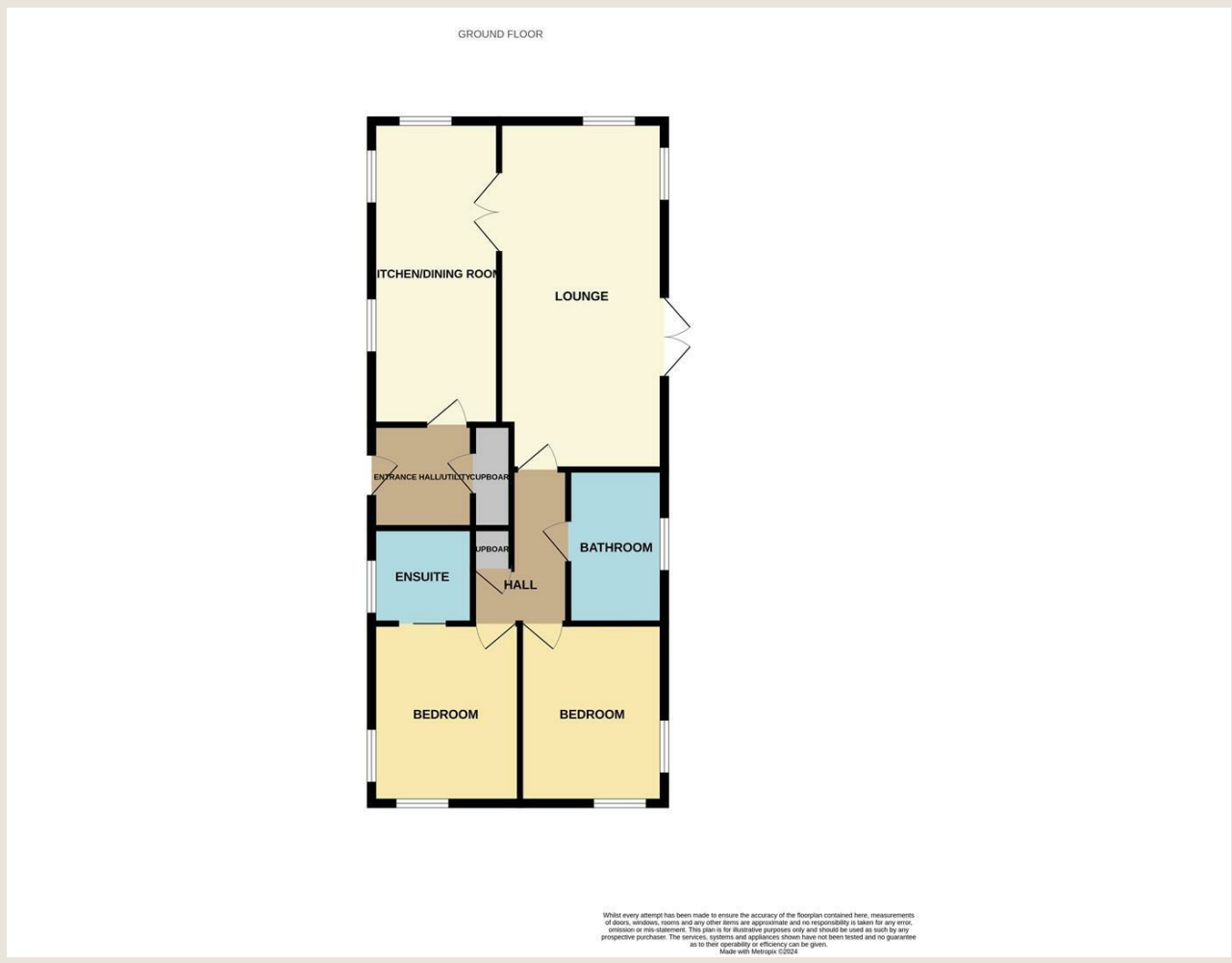
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

