



8 Sandacre Park Old Burnham Road

Highbridge, TA9 3JQ

Price £75,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A 36ft by 12ft Willoughby Granada park home situated on a small residential development with 12 month occupancy.

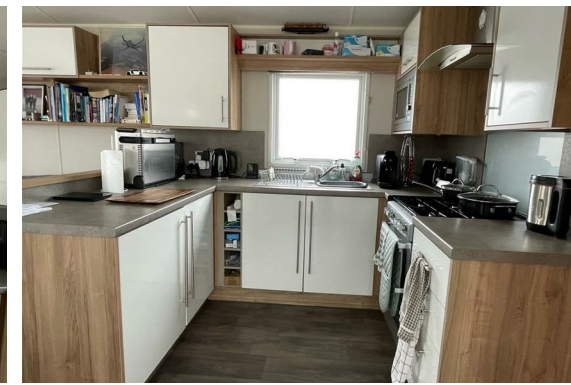
Open plan lounge/dining/kitchen* master bedroom with en suite cloakroom* further bedroom* shower room* gas central heating* double glazing* enclosed gardens* allocated off street parking.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Upvc double glazed door to the:

Open Plan Lounge/Dining/Kitchen

17'10" x 11'8" (5.44 x 3.57)

Lounge Area

Range of matching furniture to incorporate table/shelf, electric wall fire, high level shelving units, sofa with built in bed, coffee table and further eye level shelves and storage cupboard. Triple aspect upvc double glazed windows and upvc double glazed patio doors opening to the front.

Kitchen Area

Well appointed with a range of wall and floor units, inset drainer sink unit with integrated gas cooker with extractor hood over, built in microwave, integrated washing machine and double glazed window to the side. Door to the:

Inner Hallway

Master Bedroom

12'0" x 8'0" (3.66 x 2.46)

Double glazed window to the side and built in bedroom furniture to include storage cupboard, bedside cabinets, overhead storage, dressing table etc.

Television point.

En Suite Cloakroom

3'10" x 3'6" (1.17 x 1.09)

Comprising close coupled w.c., pedestal wash hand basin, upvc double glazed obscured window to the side. Extractor fan and mirror fronted cabinet.

Bedroom 2

8'0" x 6'0" (2.46 x 1.83)

Built in bedroom furniture to include wardrobe, upvc double glazed window to the side.

Shower Room

8'0" x 3'6" (2.46 x 1.07)

Comprising shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. cupboard housing the gas combination boiler supplying domestic hot water and radiators and upvc double glazed obscured window to the side. Extractor fan.

Outside

Access gate leads to the enclosed area of garden laid for ease of maintenance.

Decking area to the front.

Low maintenance storage shed and further shed.

PROPERTY DESCRIPTION

Agents Note

The owner occupier must be at least 50 years of age.

The site will currently allow one dog at the unit once registered.

Replacement pets will not be permitted.

Tenure

Leasehold

Pitch fee payable £240.00 per month (£2880.00 per annum)

Dulhorn Farm Holiday Park BS24 0JQ

Description

This well maintained park home is located in a small development of residential units.

This particular unit was sited in 2016 and has been exceptionally well maintained and briefly comprises open plan lounge/dining/kitchen, master bedroom with en suite cloakroom, second bedroom and a sdhower room.

The property benefits from having gas central heating, upvc double glazed windows, enclosed garden area with decking and allocated parking.

The property can be purchased fully furnished should it be required.

Directions

From the roundabout at the junction of Love Lane and Oxford Street

beside the Esso service station proceed along Oxford Street to the Burnham/Highbridge Road. Proceed into Highbridge and take a sharp left into Old Burnham Road and Sandacre Park will be found further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric
- Water metered and sewerage via the site owner
- Propane Gas cylinders
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

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

