



40 Fairways Park Bath Road

Bawdrip, TA7 8PP

Price £122,500



PROPERTY DESCRIPTION

An immaculately maintained two bedroom lodge set in a prime plot in a well known development that must be seen to be fully appreciated.

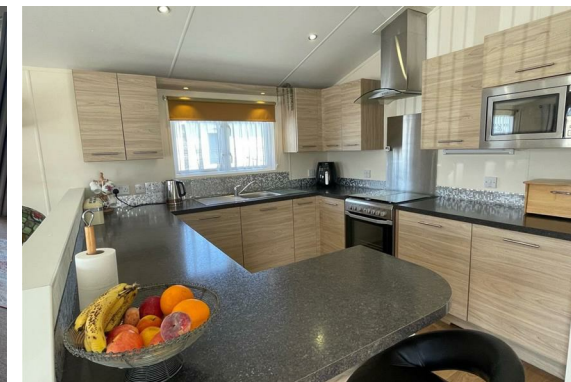
Open plan lounge/dining/breakfast kitchen* two double bedrooms* master en suite shower room* bathroom* upvc double glazed windows* gas central heating* off street parking* raised decking area* garden/drying area to the side.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to:

Open Plan Lounge/Dining/Breakfast Kitchen

21'6" maximum x 16'11" (6.56 maximum x 5.18)

Vaulted ceiling with inset spotlights, upvc double glazed window to the front, upvc double glazed sliding patio door to the front and two upvc double glazed windows to either side.

Feature fire surround with electric fire, good sized storage cupboard with combination boiler supplying domestic hot water and radiators.

The kitchen area comprises an attractive range of wall and floor units to incorporate single sink drainer unit, integrated washer/dryer, dishwasher, gas and electric stove with extractor hood over and microwave. Breakfast bar and upvc double glazed window to the side.

Door to the:

Inner Hallway

Master Bedroom

9'2" x 7'6" (2.81 x 2.29)

Upvc double glazed window to the side, good size walk-in wardrobe.

En Suite Shower Room

5'2" x 4'6" (1.60 x 1.38)

Corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., upvc double glazed obscured window to the side.

Bedroom 2

9'2" x 8'5" (2.80 x 2.59)

Walk in wardrobe and upvc double glazed window to the side.

Bathroom

6'4" x 5'5" (1.95 x 1.66)

Comprising panelled bath with screen and mixer tap and shower attachment, vanity wash hand basin with cupboards below an close coupled w.c. Extractor fan and upvc double glazed window to the side.

Outside

To the right hand side of the property is an area of designated off street parking for one vehicle which in turn leads to an area of lawn

To the rear of the property is a further area with storage shed.

Adjoining the front of the property and accessed via the lounge is:

Raised Decking Area

19'0" x 7'6" (5.80 x 2.30)

Low maintenance with balustrade surround.

PROPERTY DESCRIPTION

Tenure

Leasehold

Ground Rent £296.00 per month (£3552.00 per annum)

Property can not be rented out

Description

This beautifully appointed home is set in a prime plot and is conveniently situated being a few minutes drive from the M5 junction 23.

The development is surrounded by walking trails and the development itself offers facilities including a club house/bar and 12 month occupancy.

Directions

From the M5 junction 22 take a left turn signposted Highbridge and next left into Burnham Moor Road and proceed to the T junction taking a right turn and following the road towards Bason Bridge and East Huntspill.

Proceed through the villages and follow the signs to Woolavington.

Proceed into the village of Woolavington and proceed up the hill where Fairways Park will be found on the left hand side just before the junction.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Electric and Gas metered and paid to West Country Park Homes
- 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

