



1 Windmill Close

Highbridge, TA9 4HE

Price £140,000





# PROPERTY DESCRIPTION

An individual detached park home set in a prime plot with off street parking for three vehicles situated on a sought after development.

Entrance hall\* lounge\* kitchen/diner\* master bedroom with en suite shower room and walk-in wardrobe\* second bedroom with Jack and Jill bathroom\* upvc double glazing\* gas central heating\* low maintenance corner gardens.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Cloaks rail and door to the:

### Lounge

19'4" x 12'5" (5.90 x 3.79)

Two upvc double glazed windows to the front and upvc double glazed window to the side. Fireplace with gas fire. Double doors open to the:

### Kitchen/Diner

19'5" x 11'7" maximum (5.92 x 3.55 maximum)

The kitchen area is fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor fan, space for fridge/freezer, drainer sink unit, cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upvc double glazed window to the side and upvc double glazed French doors opening to the decking area. Door to the:

### Inner Hallway

Door to bedrooms and Jack and Jill Bathroom.

### Master Bedroom

11'10" x 9'3" (3.62 x 2.83)

Fitted with a range of built in bedroom furniture and upvc double glazed window to the side.

### Walk-in Wardrobe

Hanging and shelving space.

### En Suite Shower Room

Comprising shower cubicle, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window.

### Bedroom 2

11'2" x 9'5" (3.42 x 2.88)

Range of built in bedroom furniture, upvc double glazed window to the side and door to the:

### Jack and Jill Bathroom

### Outside

The property is set in attractive corner plot laid for ease of maintenance with access gate to the right hand side leading to the rear of the property.

Double wrought iron gates offering off street parking for one vehicle with additional two spaces directly to the side of the property.

### Tenure

Leasehold

No fixed lease term

Service Charge £2,456.04 per annum

No sub-letting

No more than two dogs or two cats

Age restriction to 50 years and over.

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## Description

The property is offered with the benefit of 12 month occupation and is conveniently located close to the M5 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 a forty minute drive.

Burnham-on-Sea town centre is approximately a five minute drive offering a choice of supermarkets, public houses, cafes and other amenities expected from a seaside town.

This attractive individual park home is situated in a prime plot and briefly comprises entrance hall, god size lounge, well appointed kitchen/dining room, master bedroom with en suite shower room and walk-in wardrobe and a second bedroom with Jack and Jill bathroom.

The property benefits from gas central heating, upvc double glazed windows and off street parking for three vehicles.

## Directions

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

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water payable to 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

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







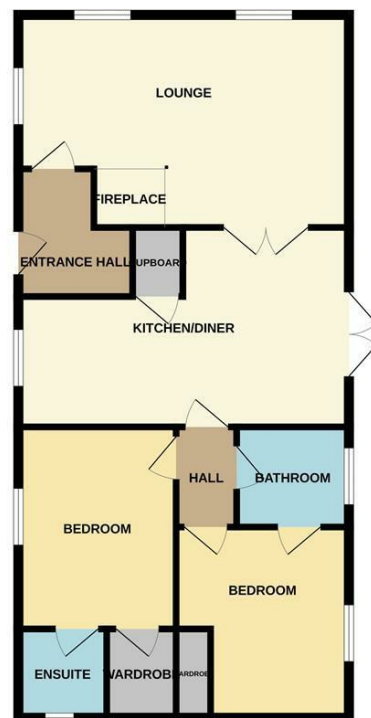




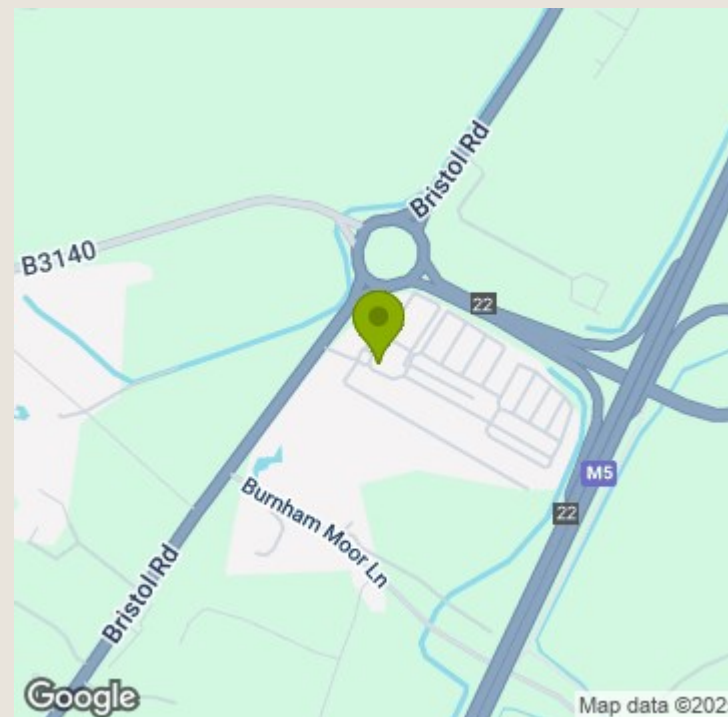




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.
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