



Plot 15 Clearwater, Bowdens Crest,
Langport, Somerset, TA10 0DD

Guide Price £130,000

3 bedrooms
Ref:EH001614



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Overview

- Brand new holiday park home
- 3 bedrooms, (one double and two twin)
- Master with en-suite
- Gas combination boiler
- Fully furnished
- On site facilities including a bar
- 12 month licensed site
- Parking & garden



*** Reduced plot for sale – one off offer – brand new park home *** An attractive brand new, three-bedroom holiday park home with open plan living/dining room and kitchen. The property benefits from uPVC double glazed openings, combination boiler, parking, garden, master with en-suite and walk in wardrobe. Two further bedrooms both with twin single beds. The lodge is well appointed and includes the furnishings. Idyllically located at the end of a small country lane, the site commands an elevated position on the edge of Langport with areas for walking and sitting, ideal for an evening drink overlooking the open countryside.



Disclaimer: This is an example of decking from a different property.

Accommodation:

Open Plan Living/Dining Room & Kitchen: "L" Shaped 19' 5" x 17' 4" (5.91m x 5.28m) + 12' 4" x 4' 11" (3.77m x 1.49m)

A light and airy room with patio sliding doors and a window to the front aspect and two windows in each of the side aspects. The lounge area features an electric fireplace with drawers surrounding, television point, radiator, inset spot lights, door to boiler/cloaks cupboard. The kitchen area features a well appointed fitted kitchen with a range of wall hung, drawer and floor standing storage kitchen units, a stainless steel sink with drainer and mixer tap. A roll top work surface creates a peninsular, integrated appliances include a dishwasher, fridge, freezer, 4 ring gas hob with stainless steel extractor hood over, built in oven, grill and microwave. The furniture including the sofas, dining tables and chairs are included.

Inner Hallway: Radiator, inset spot lights, doors leading off to:



Bedroom 1: 9' 7" x 8' 6" (2.93m x 2.6m)

There is one window to the side, double bed with storage under, radiator, inset spot lights, door leading to:

Walk In Wardrobe: 5' 11" x 4' 6" (1.80m x 1.38m) Fitted shelving, drawers & rails which create hanging space, double doors open to:

En-Suite: 5' 7" x 5' 5" (1.7m x 1.65m)

One window to the side aspect, a heated towel rail, a quadrant shower enclosure with mains fed shower, a low level W.C, a wash basin with storage under and mixer taps, an extractor fan.

Bedroom 2: 8' 9" x 8' 1" (2.67m x 2.47m)

This room has a window to the side, twin single beds, built in storage cupboard with vanity area, one radiator.

Bedroom 3: 8' 5" x 8' 2" (2.57m x 2.5m)

There is one window to the side, one radiator, twin beds, side cabinet and a built in storage cupboard.

Shower Room: 6' 11" x 3' 10" (2.1m x 1.17m)

There is one window to the side aspect, a heated towel rail, a quadrant shower enclosure with mains fed shower, a low level W.C, a wash basin with storage under and mixer taps, an extractor fan.



AGENTS NOTE: The sale is restricted to people over 45 years of age and pets are permitted at the discretion of the site owners. Before purchase the proposed owners will need to meet with the site manager to confirm the park rules and contract. We understand the ground rent is £5,250 per annum though this should be confirmed with the site owner before purchase.

Services: Mains water and electric are connected with gas from a Calor bulk tank (sole use by property) and private sewerage. Ground Rent £5,250 per annum, water included.

Directions: From the English Homes office, turn right and head towards Somerton, pass Tesco on left then turn left at Shire's petrol station towards Aller. After just over half a mile the road bears sharp left but is also a crossroads. Go straight across signed Bowdens. Turn left at the T junction and continue for a mile or so turning left at Bowdens Crest sign posted Bowdens Crest Park.

Amenities: The ancient town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Academy. The river Parrett has nice walks with paths running across the levels and surrounding area. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Bowdens Crest Park Home:

On site facilities include Alfie's bar, a games room and a shop. For further information please see the Bowdens Crest website.

VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530
sales@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.