



Doniford Holiday Park

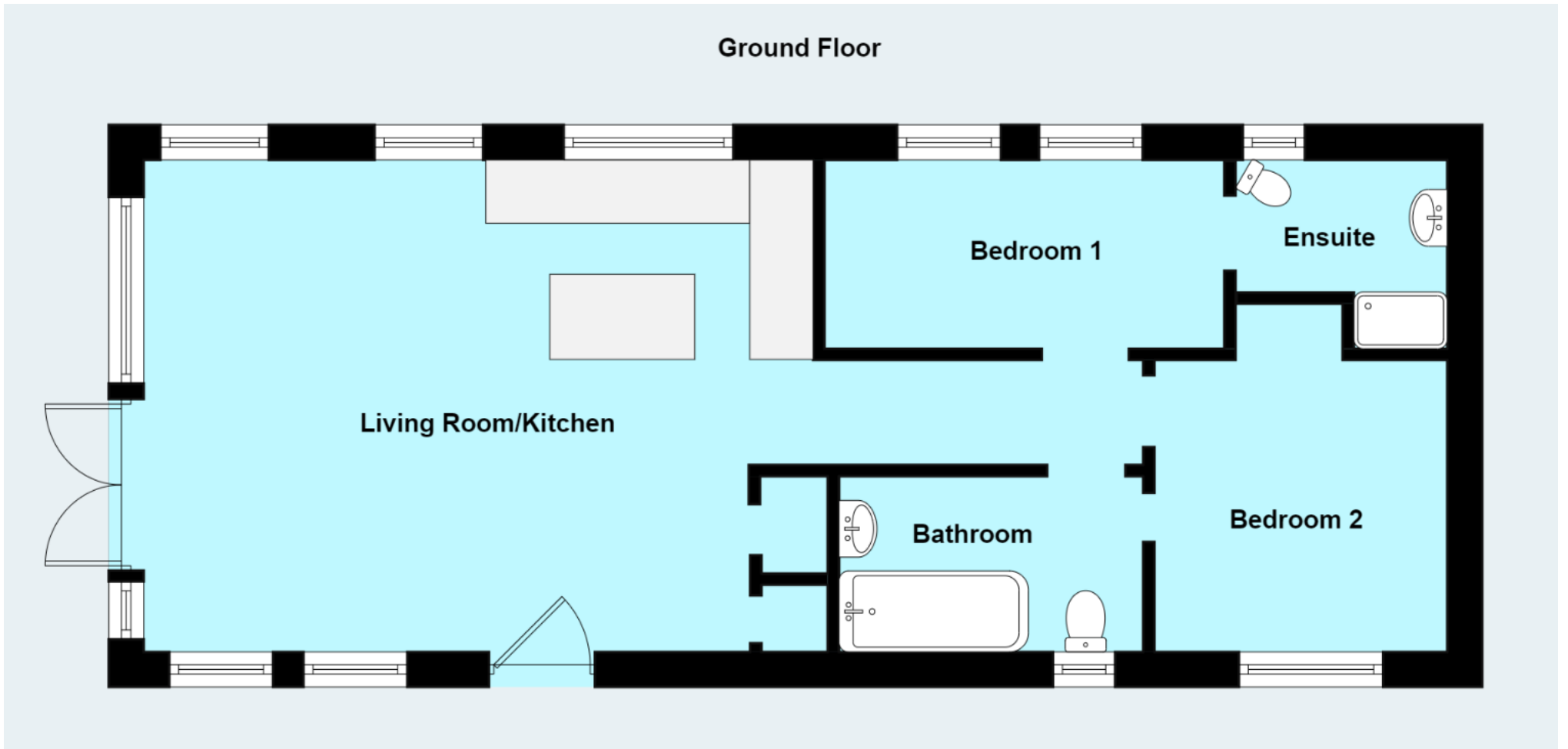
Watchet, TA23 0TJ
£75,000 Leasehold



Wilkie May
& Tuckwood

Floor Plan

Ground Floor



Description

A wonderfully positioned 40 x 20 detached holiday lodge with uninterrupted views over the Bristol Channel to the Welsh Coast Line and Watchet Lighthouse.

- Uninterrupted Views
- 2 Bedrooms
- En-Suite Master Bedroom
- Pets Allowed
- Private Garden

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached 2 bedrooms (one en-suite) holiday lodge situated on the favoured Haven caravan site on the edge of Watchet. You can occupy the lodge from March to November each year and you are able to sublet the unit for holiday letting purposes and you are allowed pets. The lodge has the rare benefit of its own private lawned garden, and a good-sized decking platform. The annual service charge is approximately £7500 per annum, and this can be subsidised by letting the unit at peak times. Water, electricity and gas usage are all in addition. As part of being an owner of Haven you become part of the Owners Exclusive Club. More details can be found at www.haven.com/caravans-for-sale

Clear glazed door into open plan Living Room/ Dining Room/Kitchen; triple aspect view, far reaching views over the adjacent Bristol Channel to the Welsh coastline, to North Hill, the

Brendon Hill's and Watchet lighthouse. Living Area; with living flame log effect electric fire, Tv point, fitted blinds. Kitchen; with cream shaker style cupboards, under a granite effect rolled edge worktop, 1 ½ bowl stainless steel sink and drainer with mixer tap over, integrated fried, integrated dishwasher, fitted microwave oven, range oven with extractor hood over, island, storage cupboard, boiler cupboard with Morco gas fired boiler for central heating and hot water, part glazed door to rear hall. Door into En-Suite Bedroom; with aspect to side overlooking the private garden and the Bristol Channel, door into Dressing Room area; with fitted drawers and hanging space. Door into En-Suite Shower Room; with shower cubicle and thermostatic shower over, low level WC, washbasin inset into vanity unit, heating towel rail, light and shaver point. Bedroom 2; aspect to side, range of fitted wardrobes and vanity table. Door into Bathroom; with full sized panel bath, tiled surround, low level WC, wash basin inset into vanity unit, heated towel rail, light and shaver point.



OUTSIDE: The property has nearby off road parking and a good sized wrap around decking balcony taking in the best of the views and to the side a corner plot garden laid to lawn with planted beds and a seating area directly overlooking the Bristol Channel.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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