



£230,000

At a glance...



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EPC

Exempt

COUNCIL
TAX

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**holland
& odam**

47 Primrose Hill Park Homes
Charlton Mackrell
Somerton
Somerset
TA11 7AP

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, turn left into Broad Street and take the second exit at the mini roundabout onto Horse Mill Lane. At the T junction turn left and then first right onto the B3153. At the top of Snap Hill take the first right onto Kingweston Road and follow this road, under the railway bridge and onto Ilchester Road. Primrose Hill will be found on the left hand side, off the mini roundabout.

Services

Mains electricity, water and drainage are connected.
LPG gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Agents Note

Please note, on resale 10% of the sale will have to be paid to the park home freeholder.

Primrose Hill Park Homes - Terms & Conditions
<https://www.somersetresidentialparks.co.uk/primrose-hill-park>

Ground Rent £210.87 pcm



Location

Charlton Mackrell is part of 'The Charltons' which also includes the neighbouring village Charlton Adam. Together they offer a School, Church, Community Hall & Recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

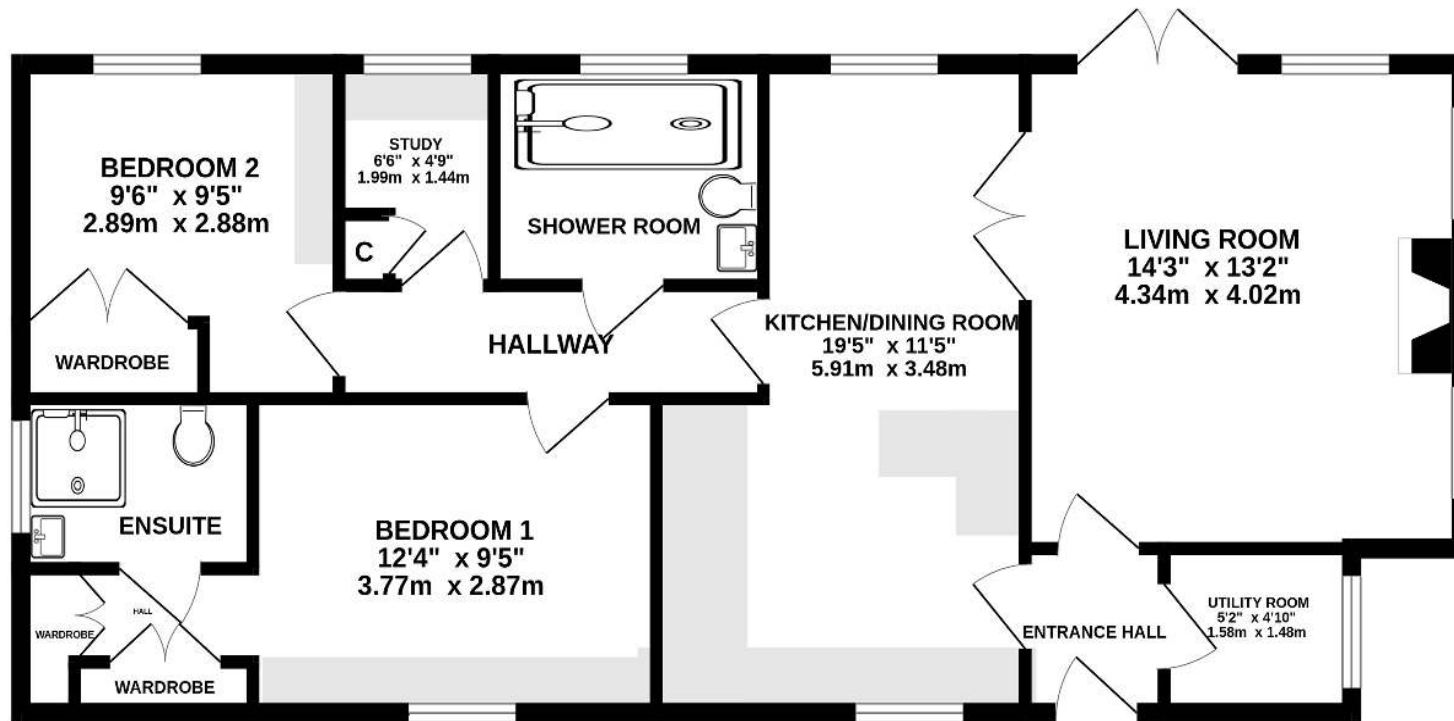
Insight

A charming modern park home situated on an exclusive over 50s development, within the desirable village of Charlton Mackrell. This park home is beautifully presented and in excellent decorative order with accommodation comprising, entrance porch, kitchen/diner, utility room, living room, study, two double bedrooms with master en-suite and a recently upgraded wet room. Fully enclosed by picket fencing is a well maintained garden that wraps around the property, with a raised terrace off of the living room, workshop and off road parking. There is also the option to rent a garage to the rear and ample visitors parking on site.

- The entrance hall provides access to a utility room, offering convenient space for laundry and storage needs and doors to the living room and kitchen/ diner
- The heart of the home is the spacious living room, flooded with natural light and complete with a feature fireplace and inset electric wood burner, creating a cosy atmosphere
- The living room also boasts patio doors that lead out onto the raised terrace, overlooking the rear garden and double doors open into the large kitchen/ diner, allowing the option for open-plan living
- There are two double bedrooms, both benefiting from. built-in wardrobes with the principle bedroom having the convenience of an en-suite
- There is a small additional room that can be utilised as a study/ hobby room, allowing for versatility and personalisation
- The bathroom has recently been upgraded to a contemporary wet room, thoughtfully designed to cater to disabled residents or guests, ensuring comfort and accessibility
- The well maintained garden wraps around the home with steps leading up to the front entrance, adding charm to the property's curb appeal and a side gate gives access to the enclosed rear garden.
- There is driveway parking as well as ample visitors parking on site, with the option to rent a garage for approximately £10 per week



GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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