



£195,000

*At a glance...*



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EPC

Exempt

COUNCIL  
TAX

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**holland  
& odam**

23a Primrose Hill Park Homes  
Charlton Mackrell  
Somerton  
Somerset  
TA11 7AP

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From Market Place, Somerton, 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 (Tank) Gas central heating system.

## Local Authority

Somerset Council - [somerset.gov.uk](http://somerset.gov.uk)  
0300 1232224

## Agents Note

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

**Ground Rent:** £ 216.14 pcm

**Flood Risk:** Primrose Hill Park Homes has been affected by flooding twice in the past two years. Whilst the property itself has not sustained any damage, access to and from the site was temporarily closed on both occasions.

**Primrose Hill Park Homes - Terms & Conditions**

<https://www.somersetresidentialparks.co.uk/primrose-hill-park>





## 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.

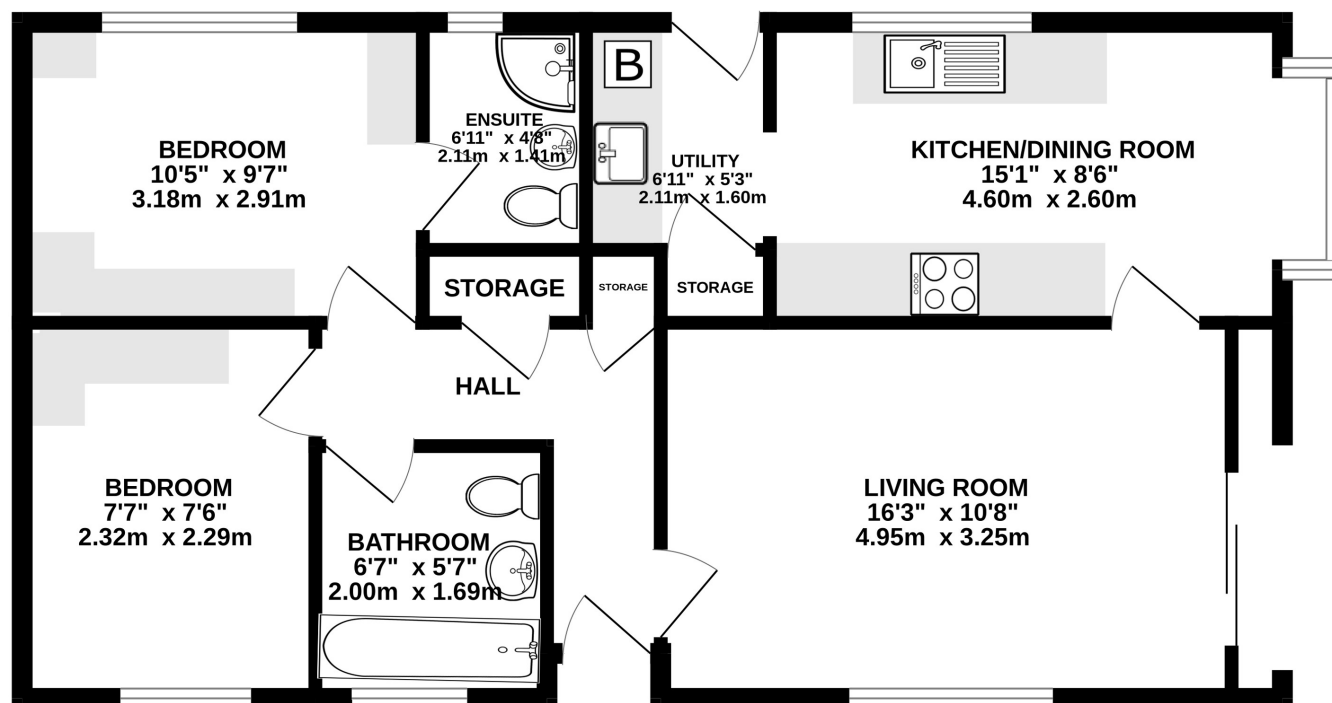
## Insight

A well maintained 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 hall, living room, kitchen/diner, utility room, two bedrooms with master en-suite and a bathroom. A low maintenance garden wraps around the property and a driveway provides parking for two vehicles.

- Spacious living room flooded with natural light and patio doors onto the garden
- Well equipped kitchen/diner leading to a convenient utility room
- Two double bedrooms, each with built-in wardrobes, and the master bedroom includes an en-suite shower room
- Bathroom includes a white suite comprising a panel bath, pedestal basin, and WC
- Wrap-around, low maintenance garden
- Driveway parking for two vehicles
- LPG gas central heating and double glazing throughout



# GROUND FLOOR 694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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