



£150,000

At a glance...



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EPC

Exempt

COUNCIL
TAX

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**holland
& odam**

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

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

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 Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold

Ground Rent: £210.87 pcm

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



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.

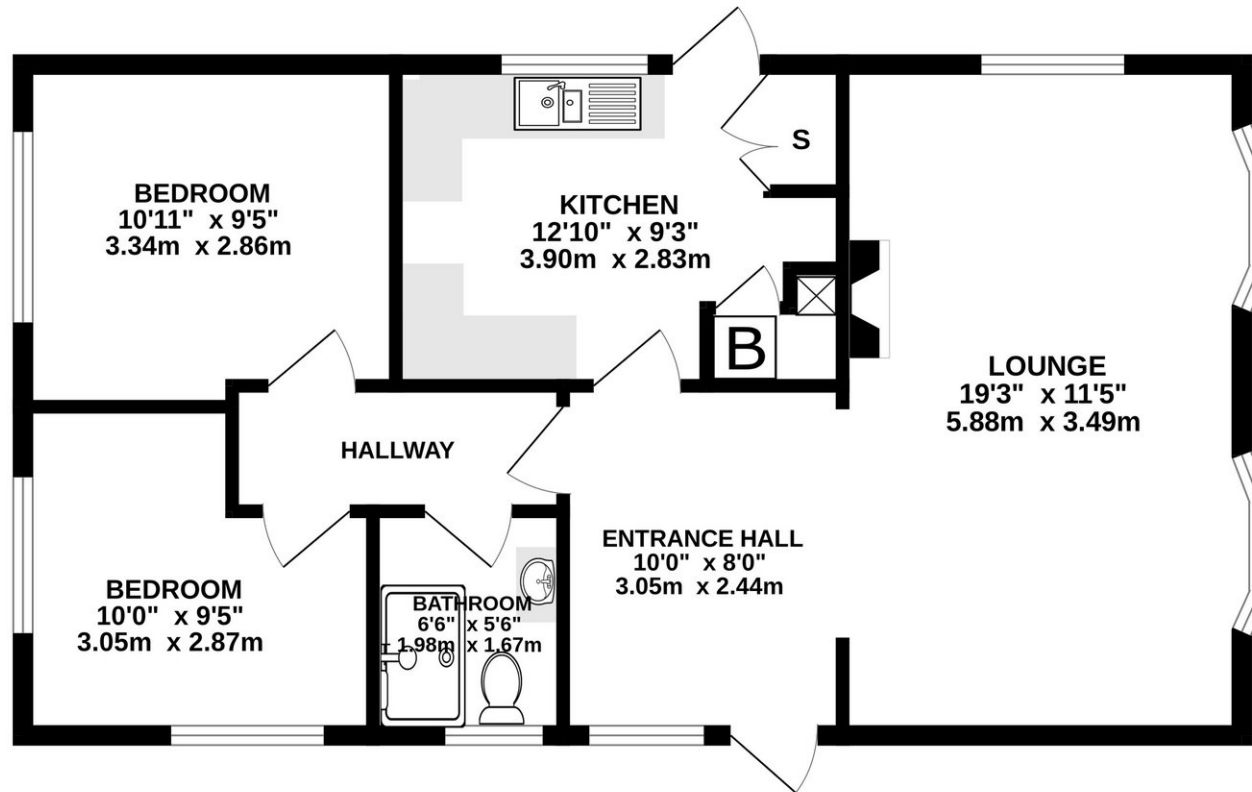
Insight

Offered with no onward chain, this park home is situated on the outskirts of the desirable village of Charlton Mackrell, offering comfortable living space with the added benefits of LPG central heating, uPVC double glazing, and upgraded wall insulation. The accommodation comprises a spacious reception hall, a bright and airy double-aspect lounge/diner with an electric fireplace, and a modern kitchen equipped with appliances. There are two well-proportioned bedrooms, serviced by a shower room. Outside, you'll find a wrap around garden featuring a lawn backing onto fields, patio area, flower beds, and a convenient driveway for parking. Additional parking is available for both residents and visitors in the nearby car park.

- No onward chain
- Over 50s Park Home development
- Benefiting from an advantageous position, backing onto fields
- Spacious, light and airy open-plan living space
- Two bedrooms and a shower room
- Kitchen with appliances
- Driveway parking



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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