

for sale

£149,000



Ivy House Park Henlade Taunton TA3 5HR

This attractive BRAND NEW PARK HOME occupies an enviable plot in a popular OVER 50's RESIDENTIAL PARK and boasts a stunning specification throughout. The 44' x 12' accommodation comprises TWO BEDROOMS, an open-plan Lounge/Diner/Kitchen and beautiful SHOWER ROOM. View now!



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Front Door

Leading into...

Entrance Hall

Doors to the Lounge/Diner/Kitchen, both bedrooms and the Shower Room.

Lounge / Diner / Kitchen

A beautifully bright and airy open plan room with five double glazed windows.

Kitchen Area

The Kitchen features a range of modern shaker-style wall and base units. Roll-edge work surfaces incorporating a sink with drainer, breakfast bar and gas hob with cooker hood over. Built-in electric oven and fridge/freezer. Single door to the rear aspect.

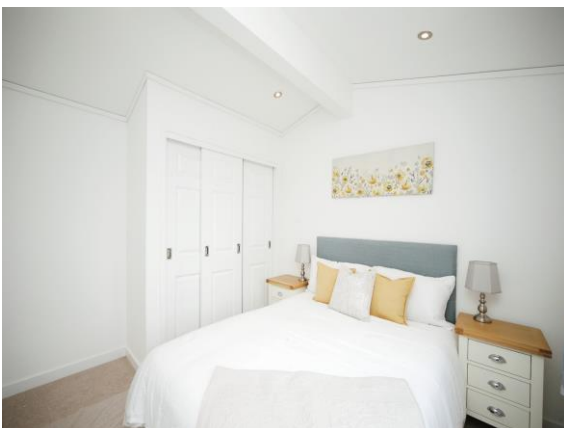
Lounge / Diner Area

Television point and wall-mounted radiator.

Bedroom 1

A good size double bedroom with triple wardrobe, wall-mounted radiator and two double glazed windows.

Bedroom 2



A single bedroom with wall-mounted radiator and double glazed window.

Shower Room

A beautifully appointed suite comprising a double shower cubicle, low level W.C. and wash hand basin. Wall-mounted heated towel rail and double glazed window.

Outside

The property boasts an attractive lawned frontage that wraps around to a private patio.

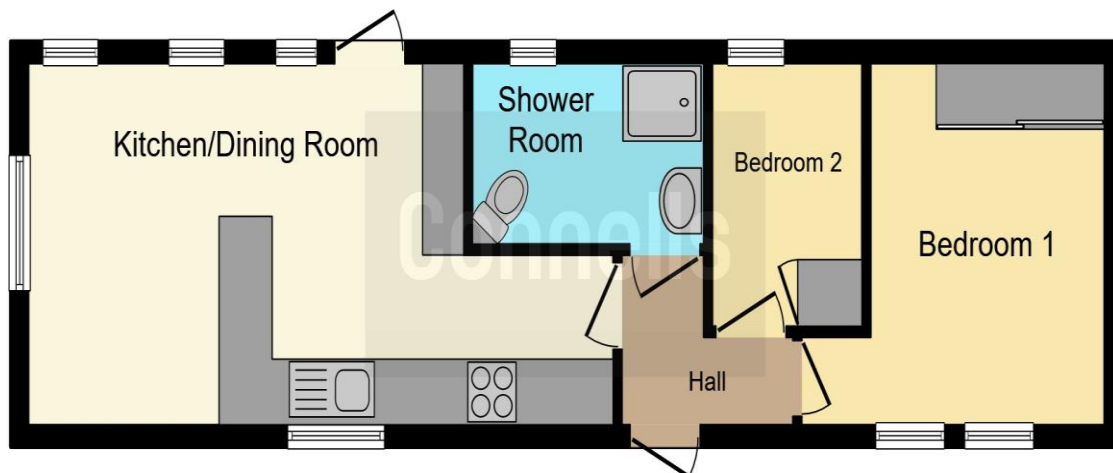
Parking

Allocated parking bay.

Agents Note

There is a Ground Rent payable of £2,976 per annum.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From junction 25 of the M5 Motorway head south on the A358 signposted for Henlade. Upon entering the village turn right into Ivy House Park.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311413 - 0008

Tenure: EPC Rating: Exempt

Council Tax Band: A

view this property online [connells.co.uk/Property/TTN311413](https://www.connells.co.uk/Property/TTN311413)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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