



18 Broughton Park

18 Broughton Park, Shoreditch, Taunton, TA3 7BJ



Taunton Town Centre 2.5 miles

A two bedroomed park home in need of improvement situated in one of Taunton's most popular rural positions.

- Detached park home
- In need of renovation
- Two bedrooms
- Sitting/dining room
- Kitchen
- Bathroom
- Over 50's only
- Pets allowed
- Popular rural position
- Council Tax band A

Guide Price £92,500

SITUATION

The home is located 2.5 miles from Taunton's Town Centre and its full array of amenities. This home enjoys a fantastic rural location with beautiful countryside all around ideal for those seeking far reaching views and a quiet rural lifestyle and country walks.

DESCRIPTION

18 Broughton Park is a two bedroomed park home which is in need of improvement and is situated in one of Taunton's most popular rural parks. The home is for over 50's only and pets are allowed. The accommodation includes an entrance porch, an open plan sitting/dining room, kitchen, two bedrooms and bathroom. The home is situated in a prominent position within the park and has gardens surrounding the property and there is the potential to created parking if required.

AGENT'S NOTE

The current site fees are believed to be £202.62 per calendar month. There is a 10% site return fee upon resale. The site is for over 50's only. Pets are allowed. Council tax band A. The property is sold under the 2013 Park Home Act

SERVICES

Mains drains, electricity, water. LPG heating and boiler. Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Taunton proceed out of town along South Road which opens into Shoreditch Road continue over the motorway bridge and take the first turning left, proceed down the hill and then on the sharp right hand turning

proceed straight on and the park can be identified after a short distance on the left hand side. Enter the park and no 18 can be identified on the right hand side.



Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

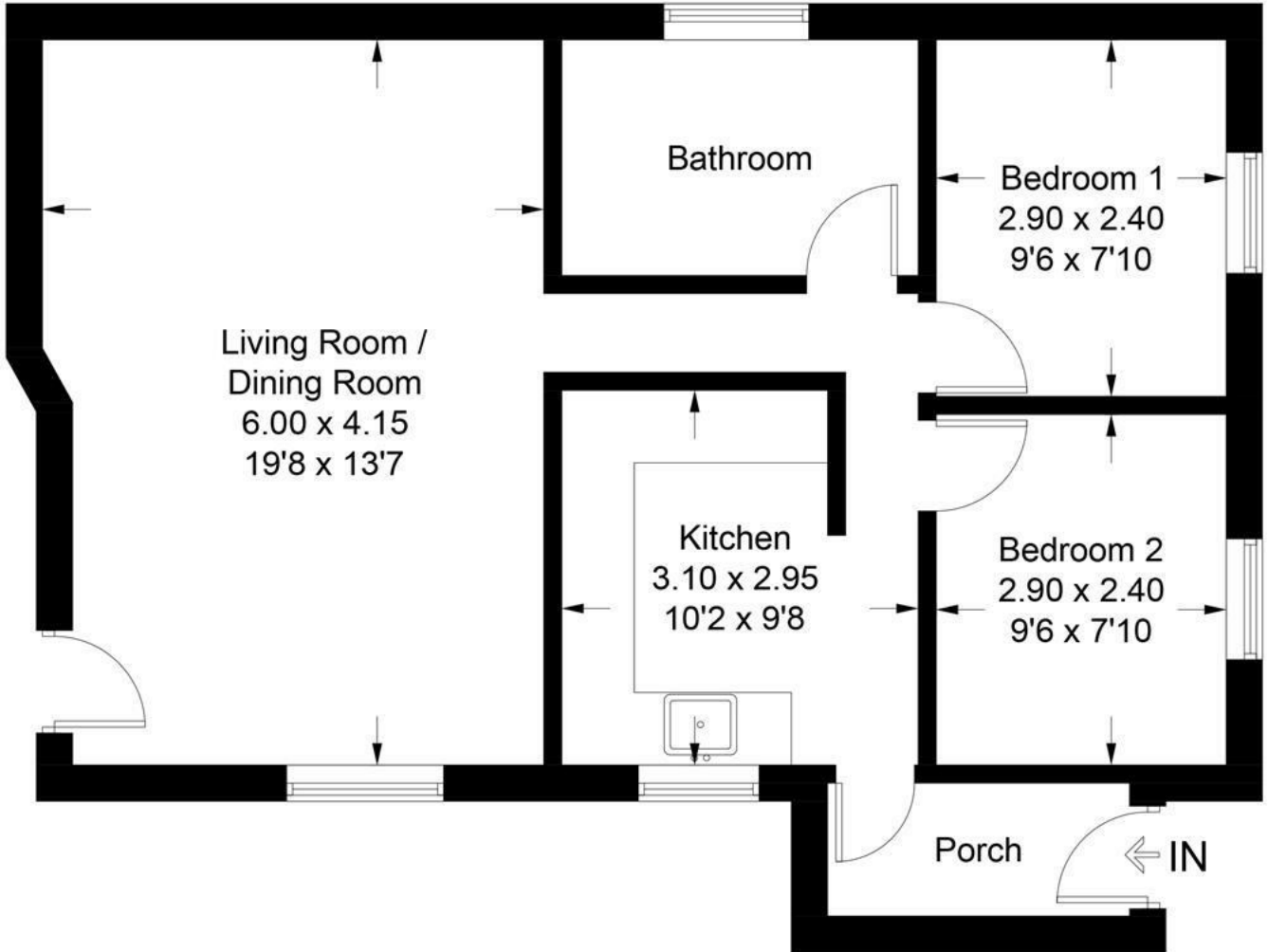


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1140662)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

01823 256625

taunton@stags.co.uk

stags.co.uk



@StagsProperty