



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

PADDOCK PARK, WORLE, WESTON SUPER MARE, BS22 6BW



- **Well Presented Double Park Home**
- **Two Bedrooms**
- **Kitchen**
- **Wet Room**
- **Low Maintenance Garden**
- **Parking Space**
- **Double Glazed and GCH**
- **No Chain**

£145,000

Rachel J Homes is delighted to market this Well Presented Double Unit Park Home, ideally situated on the popular Paddock Park site, giving easy access to Shops, Amenities, and Transport Links via M5, Rail and Bus routes. The accommodation briefly comprises of Entrance Porch, Lounge, Kitchen, Two Bedrooms, Wet Room, Low Maintenance Garden and Parking. Added benefits of this lovely home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

Entrance Porch

UPVC Double glazed construction, wooden entrance door into Kitchen.

Lounge/Diner 19' 2" by 9' 3" (5m 85cm by 2m 83cm)

Dual aspect UPVC Double glazed windows to front and side, UPVC Double glazed patio doors to side, electric fire set in wooden surround, TV Point, radiator.

Kitchen 11' 6" by 9' 1" (3m 50cm by 2m 78cm)

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash backs, stainless steel sink and drainer, four ring gas hob, eye level electric double oven, space for washing machine and fridge freezer, cupboard housing Ideal Combi boiler.

Bedroom One 9' 1" by 7' 9" (2m 77cm by 2m 36cm)

UPVC Double glazed window to side, newly fitted double wardrobe, radiator.

Bedroom Two 9' 1" by 6' 4" (2m 76cm by 1m 94cm)

Currently opened up into Lounge, UPVC Double glazed window to rear, radiator.

Wet Room 10' by 4' 6" (3m 4cm by 1m 36cm)

UPVC Double glazed window to side, low level W/C, pedestal wash hand basin, electric shower, heated towel rail.

Wrap-around Garden

Enclosed by fence, ramp to side and rear patio area, mature borders, raised planter, brick built shed with light and power, plastic shed with electric, parking space.

Parking Space

At the side of the property.



Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Additional Information

Park Home is 35 years old

Fully cladded 2019

Ground Rent £190. PCM

Council Tax Band A £1318.99 approx



