



**11 Hill View Park Homes, Locking Road, W-S-M, BS22 8PW**

**£110,000**

- Lounge
- Bathroom
- Double Glazing
- No Chain
- Kitchen
- Wrap Around Garden
- Gas Central Heating

# 11 Hill View Park Homes, W-S-M BS22 8PW

Rachel J Homes is pleased to market this Park Home on the popular Hill View site, ideally situated for easy access to shops, amenities and bus and rail transport links. If you are looking for somewhere to make your own then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Kitchen, Double Bedroom, Shower Room and a wrap around low maintenance garden. Added benefits of this home include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!



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**EPC**

**N/A**

**Leasehold**

**Council Tax Band: A**



### Entrance Porch

Upvc Double glazed porch, tiled floor, upvc Double glazed door into;

### Hallway

Radiator, coved ceiling, doors off.

### Kitchen 2.97 by 2.92 (9'8" by 9'6")

Upvc Double glazed dual aspect windows to side, coved ceiling, range of wall and base units with work surface over and tiled splash back, free standing gas cooker, space for under counter fridge and dishwasher, wall mounted Worcester boiler house in cupboard, radiator.

### Lounge 3.20 by 2.92 (10'5" by 9'6" )

UPVC Double glazed window to front and side, Upvc Double glazed door to side, coved ceiling, T.V point

### Bedroom One 2.92 by 2.57 (9'6" by 8'5" )

Upvc Double glazed window to rear, coved ceiling, radiator

### Shower Room 2.49 by 2.11 (8'2" by 6'11" )

Two Upvc Double glazed windows to side, Double shower cubicle with electric shower, low level W/C, pedestal wash hand basin, radiator, coved ceiling.

### Outside

Wrap around garden laid to paved patio area and decorative gravel, enclosed by fence, outside utility with plumbing for washing machine and tumble dryer, gas meter, storage shed.

### 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.

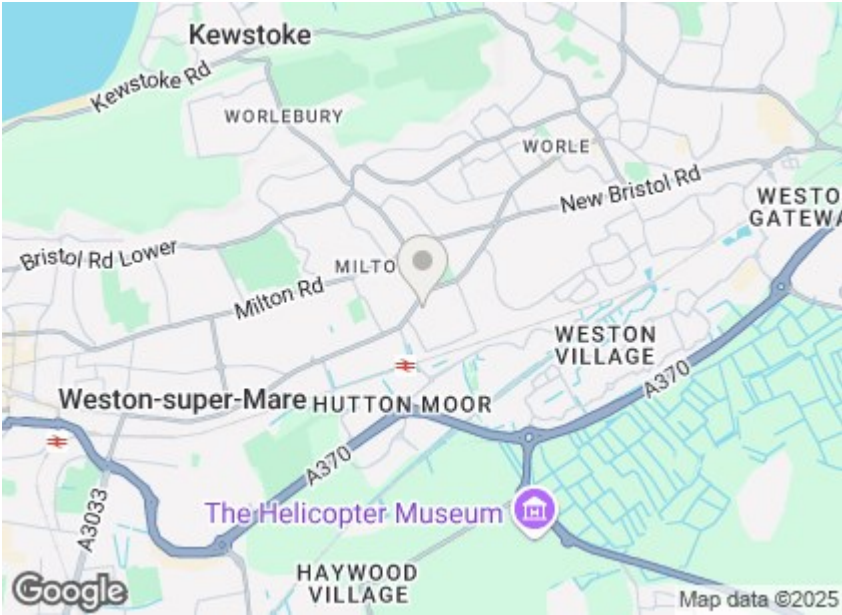
The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides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

### Additional Information

Council Tax Band A - £1318.99 2022/2023

Site for over 50's

Ground Rent £180.00 per month - including water and sewerage



Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |