



**6 Beachlands Park Sand Road, Kewstoke, Weston-Super-Mare,
 BS22 9UE
 £200,000**

- Well Presented Double Unit Park Home
- Two Reception Rooms
- Sun Room
- No Chain
- Two Bedrooms
- Bathroom & En-Suite To Master
- Double Glazed & GCH
- Close to Sand Bay Beach

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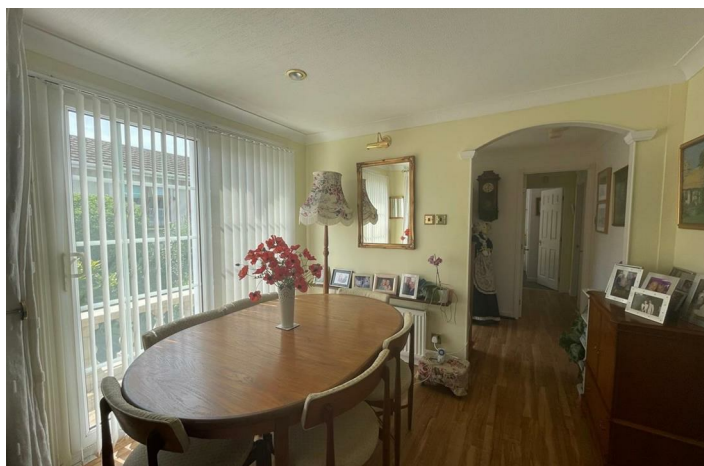
Rachel J Homes is thrilled to market this Well Presented Double Unit Park Home, situated on Beachlands Park which is a lovely site of only 15 homes and located in Sand Bay, close to the sea front, amenities and local shops. The good sized accommodation briefly comprises of Entrance Hall, Lounge, Dining Area, Kitchen, Two Bedrooms with fitted units and Ensuite to the Master, Bathroom, Sun Room, Wrap Around Low Maintenance Garden with brick built shed with power, Parking Space. Added benefits of this super home include Double Glazing, Gas Central Heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!!



EPC

Leasehold

Council Tax Band: A



Hallway

Upvc Double glazed entrance door and side panel, coved ceiling, laminate flooring. radiator, doors off, archway to:

Dining Room

2.97x 2.35 (9'8" x 7'8")

Upvc Double glazed patio doors to the side, coved ceiling, radiator, laminate flooring, archway into;

Lounge

5.93 x 3.47 (19'5" x 11'4")

Dual aspect Upvc Double glazed windows, coved ceiling, electric coal effect fire set into feature surround, T.V point, two radiators.

Kitchen

3.79 x 2.93 (12'5" x 9'7")

Upvc double glazed window and door to side, range of wall and base units with work surface over and tiled splash back, one and half bowl enamel sink unit with mixer taps over, gas hob with extractor over and electric oven under, space for fridge freezer, washing machine and slimline dishwasher, cupboard housing combi boiler, radiator.

Inner Hall

Access to roof area, airing cupboard with radiator.

Bedroom One

3.17 x 2.89 (10'4" x 9'5")

Upvc Double glazed window to side, range of fitted bedroom furniture including over bed storage, wardrobes, bedside cabinets, dressing table and drawers, Tv point, radiator, door to;

Ensuite Shower

Upvc Double glazed window, shower cubicle with hot water mixer shower over, wash hand basin, low level W/C, fully tiled walls and floor, heated towel rail.

Bedroom Two

2.90 x 2.66 (9'6" x 8'8")

Upvc Double glazed window to side, built in over bed storage, bedside cabinets and wardrobes, radiator.

Bathroom

Upvc Double glazed window to side, corner bath, low level W/C, wash hand basin set into vanity unit, radiator.

Sun Room

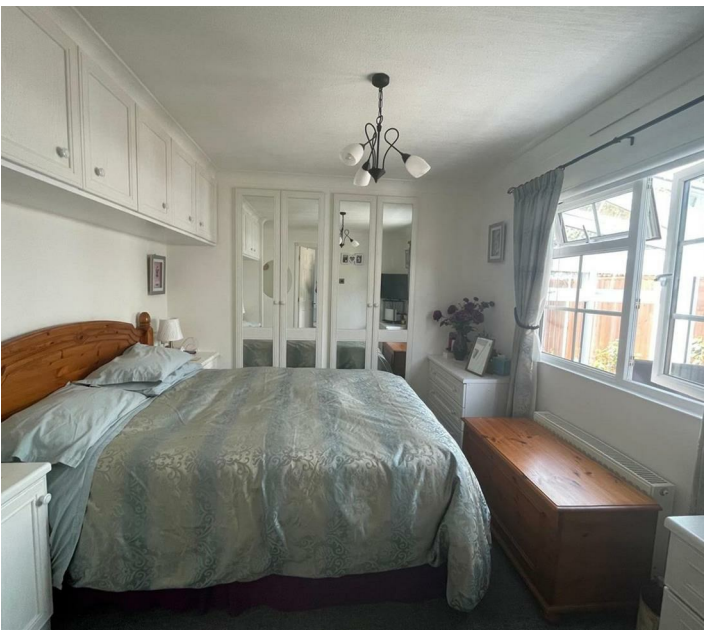
Accessed from the garden, Upvc Double glazed construction with glass roof.

Outside

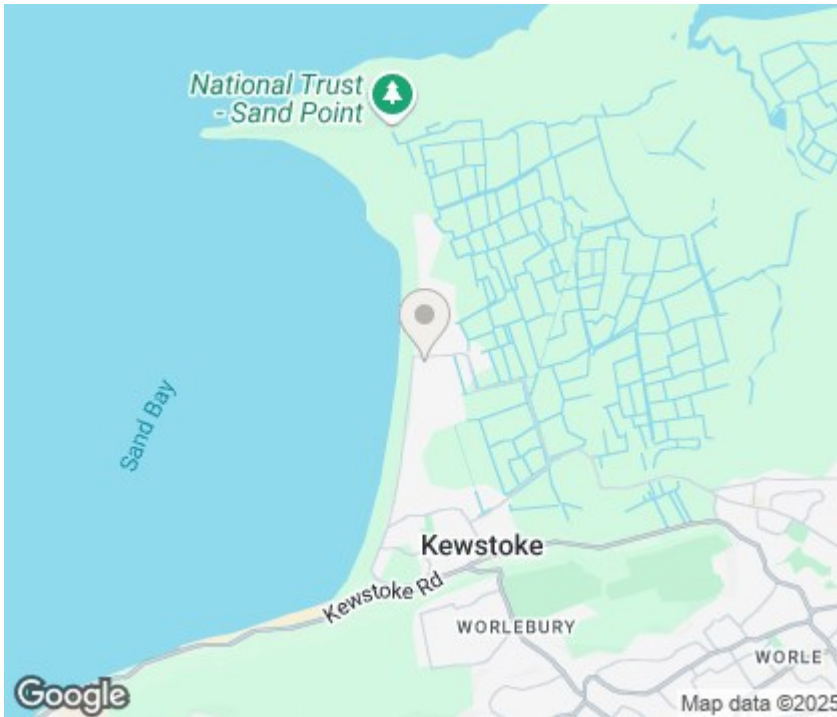
Wrap around garden laid to patio and decorative gravel with mature shrubs. block paved parking for one car.

Agents Note

1. Ground Rent £230 PCM
2. The property is on mains gas, electric and water
3. Insurance is approx. £234 pa
4. Council Tax Band A £1365.76 pa
5. The site is for over 50's
6. No pets







Viewings

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

EPC Rating:

