



**Lodge 53, Jasmine, Rookery Manor Edingworth Road, Weston-Super-Mare,
 BS24 0JB
 £245,000**

- Two Double Bedroom Lodge
- Two En-Suites
- Allocated Parking
- Beautifully Presented
- Open Plan Living Area
- Double Glazed & GCH
- Rural Location
- 52 Week Licence

Rookery Manor Edingworth Road, Weston-Super-Mare BS24 0JB

Rachel J Homes is delighted to market this beautifully presented Lodge located in Rookery Manor, Edingworth. If you are looking for a home in a semi rural location, which is spacious, modern and one that you can "just move in" make sure this is on your list to view. The accommodation briefly comprises of Open Plan Living/Kitchen Area, Two Double Bedrooms both with Ensuite, Utility Area, Low Maintenance Garden, large rear composite deck with views over lakes and hills and parking plus it has a 52 week licence. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



2



2



1



EPC

Leasehold

Council Tax Band:



Open Plan Living

6.41 x 5.03 (21'0" x 16'6")

Upvc Dual aspect Double glazed French doors and window to Front and Rear, vaulted ceiling, air con unit, 2 vertical radiators, 1 radiator, cupboard housing boiler and internet connection, doors off to bedrooms.

Kitchen Area

Range of wall and base units with work surface over and tiled splash back, integrated fridge freezer, double oven / microwave, induction hob, large pantry cupboard,

Master Bedroom

4.15 x 3.45 (13'7" x 11'3")

Upvc Double glazed French doors to rear, Upvc Double glazed window to side, two built-in double wardrobes, radiator, door to;

En-Suite Bathroom

2.19 x 2.17 (7'2" x 7'1")

Upvc Dual aspect Double glazed windows to Front and side, free standing bath, wash hand basin set into vanity unit, low level W/C, fully tiled floor and walls, vertically radiator.

Bedroom 2

4.15 x 3.49 (13'7" x 11'5")

Upvc Double glazed French doors to rear, Upvc Double glazed eye level window to side, two built-in double wardrobes, radiator, T.V point, door to;

En-Suite Shower

2.83 x 2.18 (9'3" x 7'1")

Upvc Dual aspect double glazed windows to rear and side, walk- in shower, wash hand basin set into vanity unit, low level W/C, fully tiled walls and floor, heated towel rail, door to;

Utility

Space for tumble dryer, washing machine and fridge or freezer.

Outside

Composite steps to front of property, Front and side garden laid to Astro-turf with chippings and mature shrubs, allocated parking, large rear composite deck with views over the lake and hills, steps to further garden area laid to Astro-turf.

Additional Information

Lease remaining 98 years

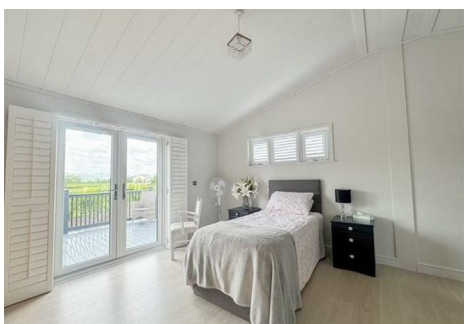
Annual Ground rent £4,500 Includes Water, sewerage Internet, Tv Licence

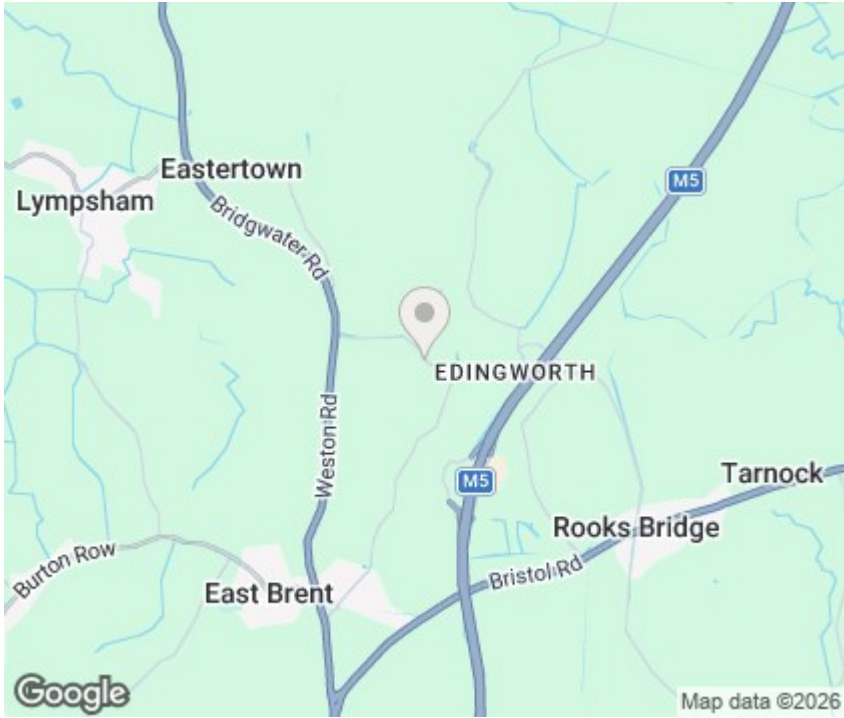
Reception area for postage & Parcels

Bar opens Friday & Saturday

Please note this is a pet friendly site and there is no age restriction.







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