

Natasha Howarth
ESTATE AGENTS



34 Crabtrees Caravan Park, East Street, Cannington, TA5 2HH

£131,500

We are pleased to bring to the market this fabulous two bedroom detached park home. The property is nicely positioned and to a show home standard throughout with its own garden.

The park home briefly comprises entrance hallway, open plan living/ kitchen/ diner, two bedrooms with ensuite, dressing area and walk in wardrobe to bedroom one and bathroom.

The village of Cannington offers a good range of amenities including a butcher, baker, garage, village shop, church and several public houses.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via wooden steps to double glazed door with obscure pane.

ENTRANCE HALLWAY

Radiator, storage cupboard, panelled doors to:

OPEN PLAN LIVING ROOM / KITCHEN/ DINER

Dual aspect double glazed windows, radiator, feature fireplace, double glazed French doors.

Kitchen Area - fitted with matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Integrated oven with four ring hob over and extractor over. Space for fridge freezer and integrated washing machine. Boiler concealed in cupboard.

BEDROOM ONE WITH DRESSING AREA & WALK IN WARDROBE

Double glazed windows, radiator. Opening to dressing area.

ENSUITE

Obscure double glazed window. Fitted with a three piece suite comprising shower cubicle with shower over, vanity wash hand basin and WC.

BEDROOM TWO

Double glazed window, radiator.

BATHROOM

Obscure double glazed window. Fitted with a white three piece suite comprising panelled bath with shower over, vanity wash hand basin and WC. Tiled flooring, radiator, partially tiled walls.

EXTERIOR

PARKING

Residential parking on site.

GARDEN

Enclosed via timber fencing. Mainly laid to lawn.

SERVICES

Mains electricity, water and drainage.

HEATING

Electric and LPG Gas.

TENURE

Leasehold

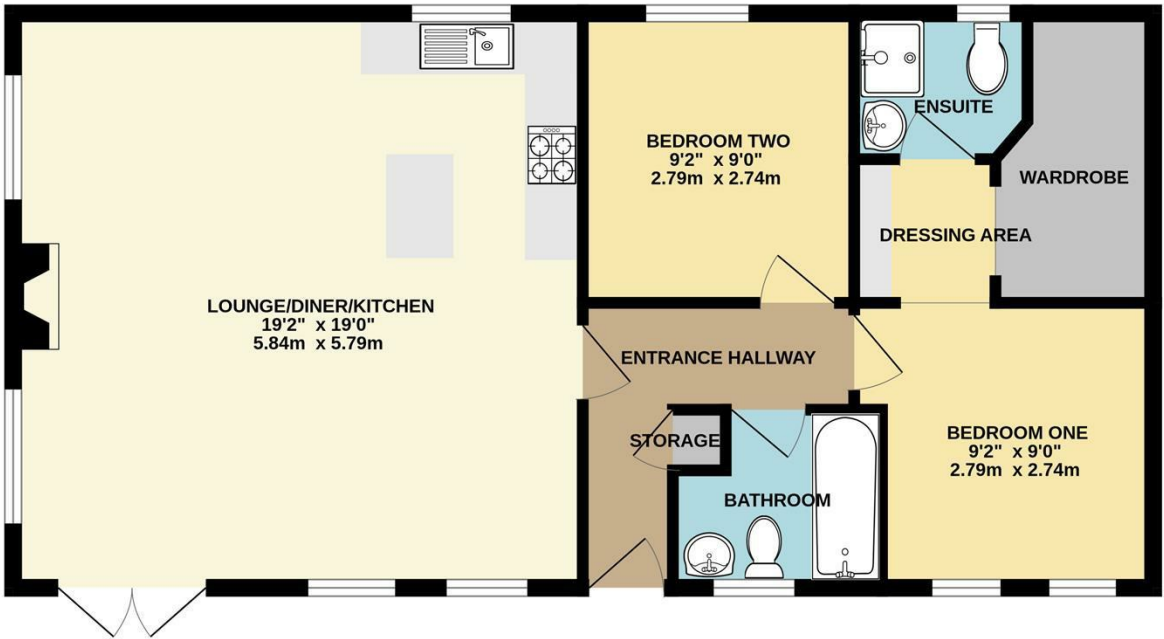
SERVICE CHARGES

We are advised that it is £46.90 per week, which includes water.

Please note that the site is an over 50's site and pets are allowed on site, but it must be a maximum of one dog and one cat.

Floor Plan

GROUND FLOOR

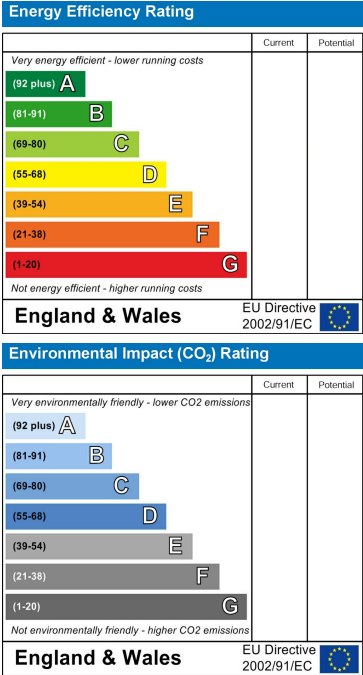


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.