



28, Caramia Park Sealeys Close

West Huntspill, TA9 3SJ

Price £140,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An immaculately presented two double bedroom park home situated in the ever sought after village of West Huntspill enjoying a superb aspect over agricultural land towards the village church to the rear. Must be seen.

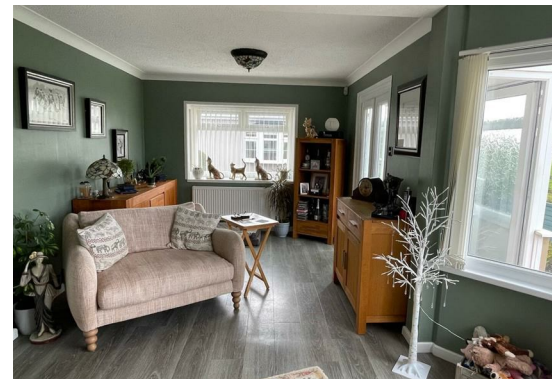
Entrance porch* lounge/dining room* kitchen with porch off* two double bedrooms* shower room* upvc double glazed windows* gas central heating* designated off street parking* low maintenance gardens to the front, side and rear.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

12'7" x 3'2" (3.86 x 0.97)

Of part upvc double glazed construction with further door opening to the:

Lounge/Diner

19'8" x 9'8" extending to 11'2" (6.00 x 2.96 extending to 3.42)

Upvc double glazed bay window with superb aspect over agricultural land to the rear and the village church beyond. Upvc double glazed window to the side and door to:

Inner Hallway

Storage cupboard.

Kitchen

10'4" x 9'7" (3.17 x 2.94)

Fitted with a range of wall and floor units to include integrated electric oven and hob with extractor fan, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to the side and upvc double glazed door to:

Side Porch

6'2" x 3'7" (1.88 x 1.10)

Part upvc double glazed construction with upvc double glazed door to outside.

Bedroom 1

9'8" x 9'7" (2.96 x 2.94)

Upvc double glazed window to the side.

Bedroom 2

12'0" maximum x 9'7" maximum (3.67 maximum x 2.94 maximum)

Upvc double glazed window to the side.

Shower Room

6'1" x 5'5" (1.87 x 1.66)

Comprising corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail, extractor fan, cupboard housing the gas combination boiler supplying domestic hot water and radiators.

Upvc double glazed obscured window to the side.

Outside

To the front and left hand side of the property is an area of garden laid for ease of maintenance with steps rising to the side porch. Side gate opens to an area of enclosed garden laid for ease of maintenance.

The garden backs onto agricultural land and enjoys an aspect towards the village church.

Tenure

Leasehold

No Lease Term Dates

PROPERTY DESCRIPTION

Site Fees £198.05 per 28 days (£2574.65 per annum)

Owners must comply with the site rules and regulations

Residents must be 50 years of age and over.

No children to live on the site. Grandchildren on a visiting basis only.

One small dog allowed but no cats.

Description

Caramia Park is situated in a quiet location in the highly sought after village of West Huntspill.

The site is restricted to people over 50 years of age and the park home is set in a prime plot backing onto agricultural land towards the village church beyond.

The property briefly comprises entrance porch, lounge/diner, well appointed kitchen with side porch off, two double bedrooms and shower room.

The property is offered in excellent order throughout with gas central heating, double glazed windows and enclosed low maintenance gardens to the front, side and rear as well as designated off street parking for one vehicle opposite the property.

Directions

From Burnham-on-Sea proceed into Highbridge along the A38 and continue through Highbridge into the village of West Huntspill and upon

seeing the Crossways Inn on the left hand side take a right into Church Road. Proceed for approximately 200 yards and turn right into Sealeys Close. Proceed into Caramia Park bearing to the left where No.28 will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Mains Gas Heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

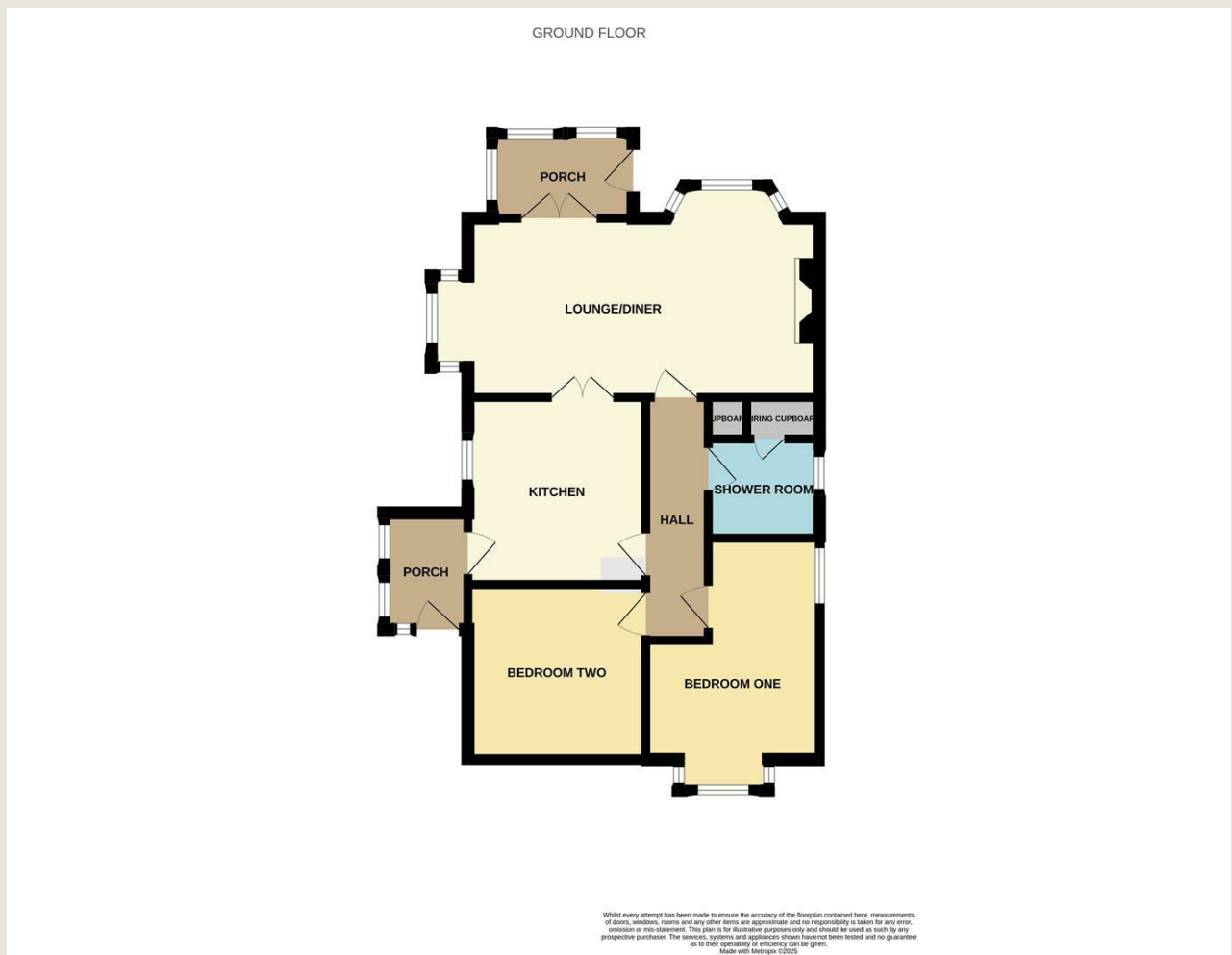
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

