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Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Edithmead Leisure*

*£99,950*

- \* 2 Bedroom Park Home
- \* Sought After Location
- \* 12 Months Holiday Licence
- \* Dual Aspect Balconies
- \* Driveway for 2 Cars
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

# Edithmead Park Homes 'E5', Edithmead, Highbridge, TA9 4HE

## Description

Beautifully maintained 'Carnaby - Helmsley Lodge' design 2 bedroom detached park home sited on the highly sought after 'Edithmead Leisure & Park Homes' development conveniently located just off junction 22 of the M5. Enjoyed for its 12 month licence making it an ideal holiday home and we understand the majority of owners reside here all year round. Stylish open plan living with '2' toilets, complemented with dual aspect balconies/sun terraces, the larger enjoying a southerly aspect. Adjacent independent driveway providing parking for 2 cars, plus level garden laid to lawn. Offered with 'NO ONWARD CHAIN'!

## Accommodation

### Entrance

Ramp access to a gated side terrace, double glazed side entrance door to

**Open Plan Living Room/Kitchen** 22' 9" x 12' 8" (6.93m x 3.86m) Feature wood burner effect fireplace. 2 radiators, inset ceiling spot lights, TV point. Triple aspect double glazed windows to front and side, plus double glazed double doors opening out onto the southerly facing balcony/sun terrace. The kitchen includes fitted units with work surfaces and inset sink unit, mixer tap over. Integrated double oven and hob with cooker hood over. Integrated fridge/freezer. Cupboard housing the gas fired boiler.

### Inner Hall

Radiator, doors to remaining rooms.

### Bedroom 1

10' 10" x 8' 5" (3.30m x 2.56m) up to fitted triple wardrobe door fronts. Drawer units and dressing table. 2 wall lights. Radiator, Inset ceiling spot lights. Double glazed window to side aspect.

### En-suite Cloakroom

Low level WC and pedestal wash hand basin. Radiator, Inset ceiling spot lights. Obscure double glazed window to side aspect.

**Bedroom 2** 7' 10" x 6' 6" (2.39m x 1.98m) including fitted wardrobe and drawer unit. Radiator, Inset ceiling spot lights. Double glazed window to side aspect.

### Shower Room

Shower enclosure with seat, low level WC and wash hand basin with cupboard below. Radiator, extractor fan. Obscure double glazed window to side aspect.

### Outside

Tarmac driveway adjacent to the unit for 2 cars. Enclosed and decked balconies/sun terraces to front and side of unit with ramp access. Area of garden laid to lawn.

### Tenure & Other Information

Site for the over 50's

This is a site with 12 month occupancy under a holiday licence.

The service charge/ground rent for the home is £320 per month to include water & sewerage.

Electric is supplied via West Country Park Homes.

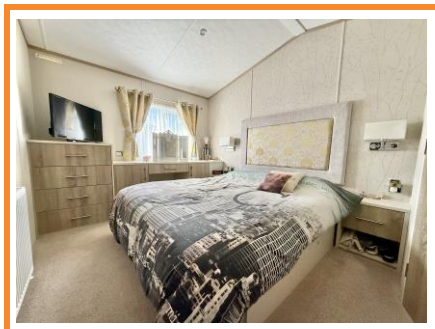
There are no more than two dogs or cats allowed per home.

Clubhouse on site and dog walking facilities.

Visitors car park available.

**NB. Council tax band 'A' payable if used all year round.**

**NB. The owner of this park home is related to one of the directors at Harris & Lee estate agents.**



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

## Lounge



## Kitchen

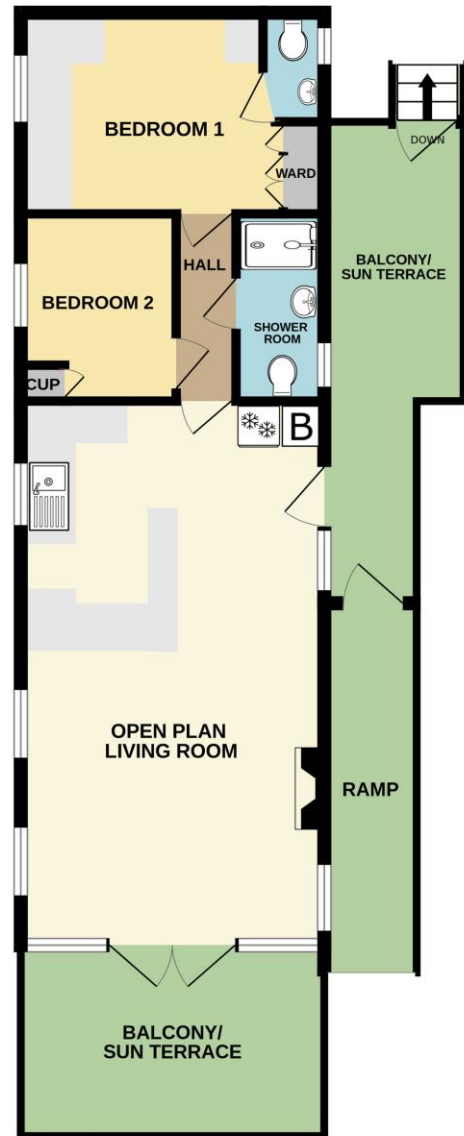


## Garden



## Floor Plan

GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.7 sq.m.) approx.

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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