

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Woodlands Holiday Park Easton Hill, Wells, Somerset BA5 1DU £160,000

\*\*\* BRAND NEW DELTA NEWBURY LODGE 40 X 20 \*\*\* THREE PITCHES AVAILABLE \*\*\* THREE LODGES ARE ALREADY ON SITE \*\*\* BEAUTIFUL IDYLIC LOCATION WITH FABULOUS VIEWS AND ROLLING COUNTRYSIDE \*\*\* 2 DOUBLE BEDROOMS \*\*\* EN SUITE TO MAIN \*\*\* DRESSING ROOM \*\*\* MAIN FAMILY BATHROOM \*\*\* OPEN PLAN LOUNGE/KITCHEN/DINER \*\*\* 2 ALLOCATED PARKING SPACES \*\*\* LONG 50 YEAR LEASE \*\*\* 12 MONTHS A YEAR HOLIDAY LICENCE \*\*\* DOUBLE GLAZING \*\*\* GAS CENTRAL HEATING \*\*\* ADULTS ONLY \*\*\* HOLIDAY USE ONLY \*\*\* POTENTIAL INCOME \*\*\* CLOSE TO THE CITIES OF WELLS, BATH AND CHEDDAR VILLAGE \*\*\* SITE FEE ARE £3260.07 PER YEAR (which includes water and sewerage) \*\*\* LPG BOTTLED GAS (delivered to site and paid for by owner) \*\*\* PART OF THE HOLIDAY HOMES AND PARKS ASSOCIATION \*\*\* VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENT \*\*\* SECURE SITE WITH AN ELECTRIC GATE ENTRANCE AND ENTRANCE CCTV \*\*\*

Totally luxurious accommodation you will want to spend lots of time in, sub let for an income or just chill at your will. There are no length of stay restrictions applied on the park, however no lodge shall be listed as a main residence. Site fee (also known as pitch fee) is subject to change and an annual review.



## Important Information

### NEWBURY

#### ABOUT THE NEWBURY

The Newbury lodge has been designed with cost and comfort as our primary aim. This introductory residential lodge provides ample comfort and space using ingenious design and styling. Comfortable sofas, a separate dining area and well fitted kitchen are all included in the Newbury together with plenty of storage space, two shower rooms, one includes a bath.

This lodge also includes a useful utility room with washer/dryer space, cloak cupboard and door to the exterior. The open plan spacious living area is well planned and includes large patio doors allowing you access to your outside space. A modern colour scheme has been used to give the unit a light and airy appearance. Well planned and thought through, this unit is an ideal to start your lodge experience.

The Newbury twin unit comes packed with a whole host of standard features.

#### FEATURES

The Newbury comes packed with a whole host of standard features and optional extras.

#### STANDARD FEATURES

- Fully galvanised chassis
- Upvc double glazed windows & doors
- Extra insulation
- Lagged pipes
- Gas combi central heating system
- Steel pantile roof
- Domestic guttering & downpipes
- Vaulted ceiling throughout
- Feature patio doors to the front
- Dining table & chairs
- Coffee table? • Oven & grill
- Feature electric fire suite
- Cooker hood
- Large integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Feature lighting
- Ample storage space
- Feature headboards
- Thermostatic shower
- Separate utility room
- Integrated washer/dryer



Entrance

Inner Hallway/Utility



Main Living Area



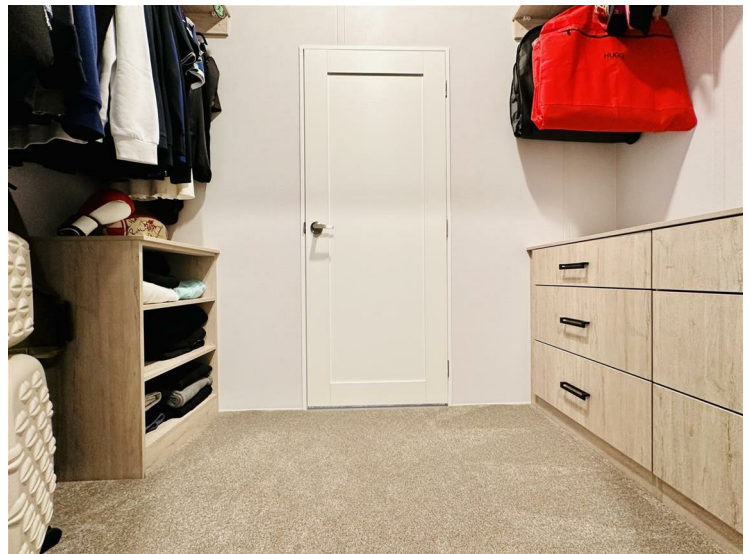




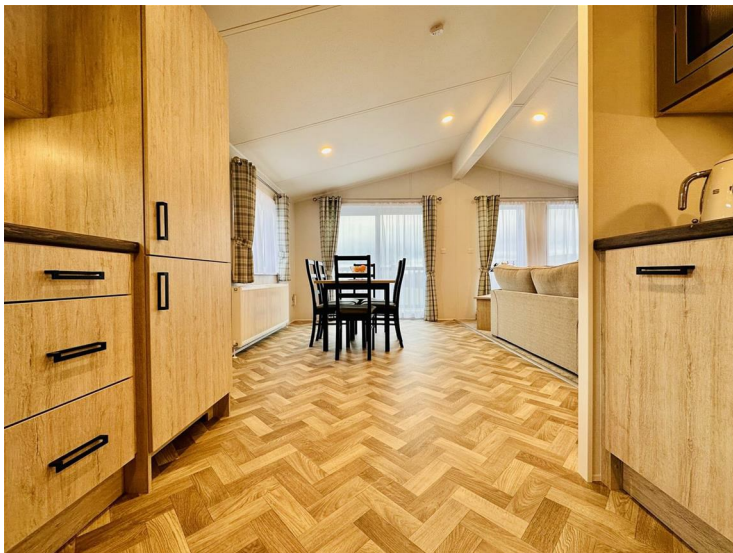
**Bedroom One**



**Walk In Wardrobe**



**En-Suite**







Bedroom Two



Family bathroom



Outside



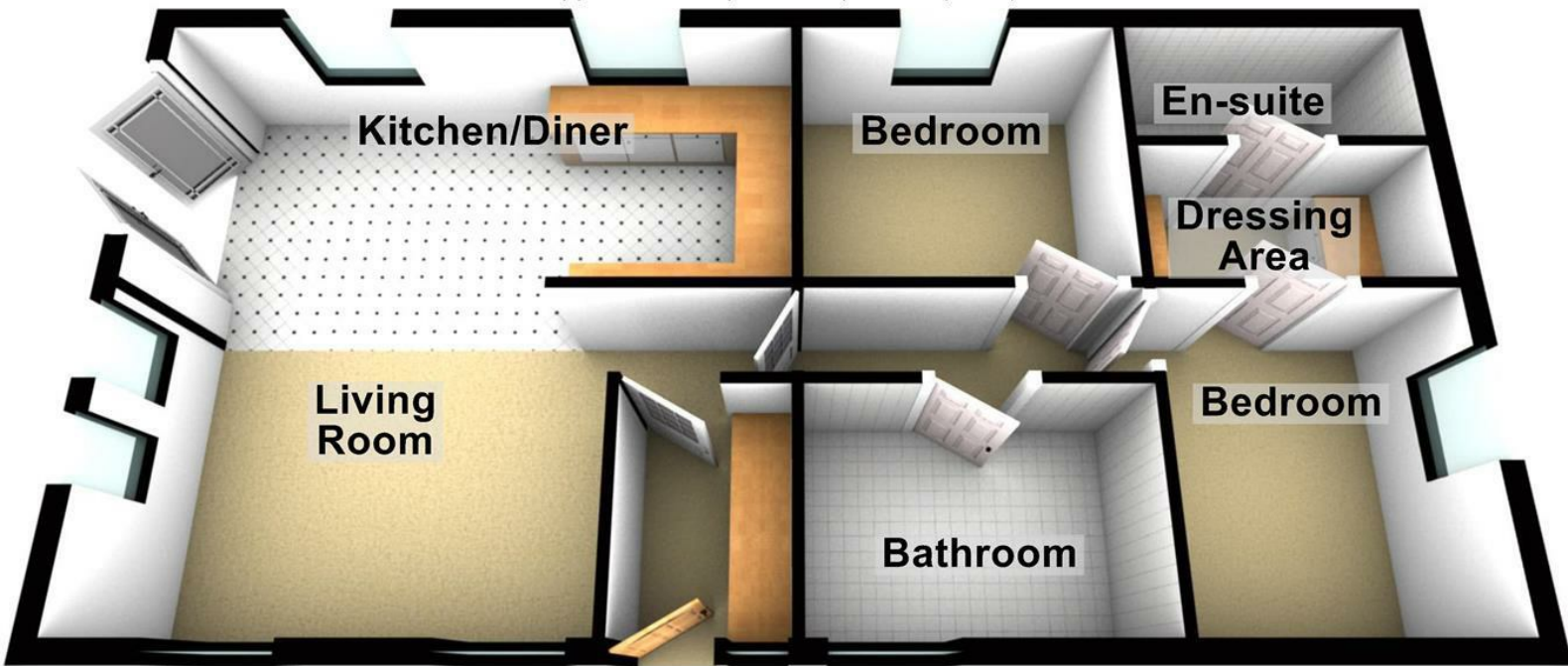
Entrance and Parking





## Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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