



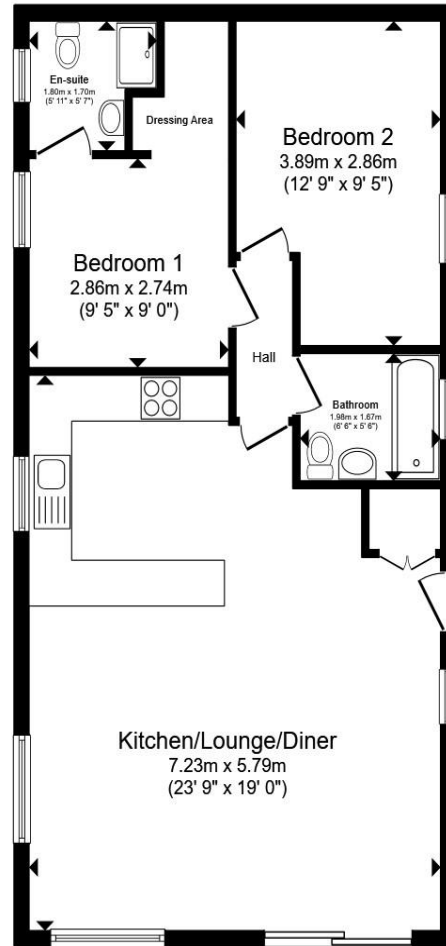
**The Boston, Bath & West Lodge Park, Cannards Grave, Shepton
Mallet BA4 4LY**

welcome to

The Boston, Bath & West Lodge Park, Cannards Grave, Shepton Mallet

Luxury lodge home designed to a high specification providing a contemporary bungalow layout with accommodation comprising; a centralize kitchen at the home hub fitted out with integrated appliances and open plan to a generous lounge dining room. There are two double bedrooms, en suite & bathroom.





Total floor area 69.0 m² (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



About The Developer

Stevens Park Home Estates is a small, family run business owned by Michael Stevens, that offers quality park home living. We work with a range of companies to be able to supply the very best homes to you in great UK locations. Our latest opening of Bath & West Lodge Park in Shepton Mallet, Somerset brings us up to three parks in total, providing luxury lodges in another fantastic location!

About The Site

Our latest exclusive luxury leisure park, Bath & West Lodge Park is located in Shepton Mallet, Somerset. Secure, gated holiday park with a 12 MONTH ALL YEAR LICENSE. Luxury Lodge Ownership at Bath & West Lodge Park is the perfect answer for your second home or holiday retreat. This is an ideal opportunity to invest in a quality Lodge Home on a quiet and exclusive holiday park in beautiful countryside surroundings. Bath & West Lodge Park is a new development of just 25 quality leisure lodges in Cannards Grave, near Shepton Mallet in Somerset. It is centrally located in a peaceful countryside outlook with easy access to Bath, Bristol and the seaside resorts of Weston Super Mare and Burnham on Sea.

Services

The lodges are connected to water, LPG gas, drainage and mains electric. Site fee of 300 per month including: pitch fee, development maintenance, sewerage, bins, CCTV and barrier servicing. Water rates are charged quarterly, Gas & Electric to be charged directly by the suppliers.

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- Brand New Luxury Lodge in Gated Development
- The Boston - 2 Bed, Ensuite, Open plan Living Accommodation & Integrated Kitchen - Offered Fully Furnished
- Fantastic Rural Location Close to Amenities
- Decking with Balustrade Options Available
- Parking For Two Cars
- 24 Hour CCTV
- 12 Month Leisure license & 10 Year Warranty
- Park Lodge on a Newly Developed Site - Family Friendly & Pet Friendly

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£155,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106434



Property Ref:
WEL106434 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



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