



49 Fairways

Bawdrip, TA7 8PP

Price £69,000



PROPERTY DESCRIPTION

A beautifully presented and maintained, air conditioned, two bedroom lodge for 12 month holiday use, situated on Fairways International Caravan Park.

Open plan lounge/dining room/kitchen* Two bedrooms (the master having an en suite cloakroom)* Shower room* Gas central heating* Double glazing* Air conditioning* Raised sun deck with balustrade to front and side* Utility, workshop and storage sheds* Driveway parking* Patio seating area* Most furniture included* On site bar and restaurant* Over 50's*

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Steps up to a decking area with stair lift and double glazed entrance door with obscure glazed panel into the property.

Open Plan Lounge/Dining/Kitchen

18'10" overall x 11'5" (5.76 overall x 3.48)

Lounge/Dining Area

Double glazed French doors to the decking area, two double glazed windows, one to the front and one to the side, feature log effect electric fire with mantel over and modern cupboards and shelving unit. Further double glazed window. Air conditioning unit. Space for dining table and chairs, radiator.

Kitchen Area

Fitted with a modern range of grey fronted base cupboards and drawers with contrasting wall mounted cupboards and worktops. Electric oven and grill with four ring gas hob over and extractor fan. Single drainer stainless steel sink unit with mixer tap. Wine rack shelving and built in microwave with cupboard above. Double glazed window to the side, tiled splashbacks. Integrated fridge/freezer and cupboard housing the gas fired boiler.

Inner Hall

Shower Room

3'10" x 3'0" (1.18 x 0.93)

White suite comprising low level w.c. vanity wash hand basin, shower cubicle with sliding doors and wall mounted shower. Obscure double glazed window, heated ladder style towel rail, fitted cabinet.

Bedroom 1

11'1" x 10'4" maximum (3.39 x 3.17 maximum)

Radiator, double glazed window overlooking the rear, fitted double wardrobe, fitted

dressings table unit with drawers and cupboards and vanity mirror. Matching fitted bedside cabinets and over bed shelving and cupboard unit.

En Suite Cloakroom

3'5" x 2'1" (1.05 x 0.64)

White suite comprising low level w.c. and vanity wash hand basin. Fitted shelved unit over, radiator, obscure double glazed window.

Outside

The property has a raised decking area to the front and the side.

Driveway to the side provides parking and leads to a patio seating area.

Utility Outbuilding

Space for washing machine and tumble dryer. Storage outbuilding with fitted work bench and shelving and further storage shed.

Rear

To the rear of the property there is an outside water tap and further storage shed.

Description

This 2018 very well maintained, 2018 Swift Bordeaux lodge is situated on the popular Fairways International Caravan Park within the village of Bawdrip. The nearby village of Woolavington offers facilities such as Co-op convenience store and access to the M5 motorway is at Junction 23 Dunball.

The lodge is offered in excellent condition throughout with the majority of the furniture included in the sale (some additional items by separate negotiation)

Access to the lodge is from the side where there are a few steps up (with stairlift if required) to a decked area which extends round the front. The entrance door opens

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into the open plan lounge/dining room and kitchen. There are double glazed doors to the front opening onto the decking area and the kitchen is fitted with a modern range of units including built in fridge freezer, oven, hob and microwave.

An inner hall gives access to a shower room with white suite, a single bedroom with fitted furniture and the master bedroom to the rear, also with fitted furniture and an en suite cloakroom.

The lodge is gas centrally heated, air conditioned and double glazed.

Externally, the raised sun deck area provides extends to the side and front of the lodge and is surrounded by a balustrade. To the side there is a driveway providing parking and a patio and gravelled seating area. There is a utility outbuilding with a washing machine and tumble dryer, a workshop with fitted workbench and two additional storage sheds.

An early inspection to view is strongly recommended.

Directions

From the M5 junction 22 take a left turn signposted Highbridge and next left into Burnham Moor Road and proceed to the T junction taking a right turn and following the road towards Bason Bridge and East Huntspill. Proceed through the villages and follow the signs to Woolavington. Proceed into the village of Woolavington and proceed up the hill where Fairways Park will be found on the left-hand side just before the junction.

Tenure

Leasehold

Ground Rent £284.00 per month (£3408.00 per annum)

Property cannot be rented out

Over 50's

Ground rent includes water. Gas and electricity billable.

12 month holiday use

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-N/A

- Mains electric, LPG gas and water
- Water not metered
- LPG Gas central 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

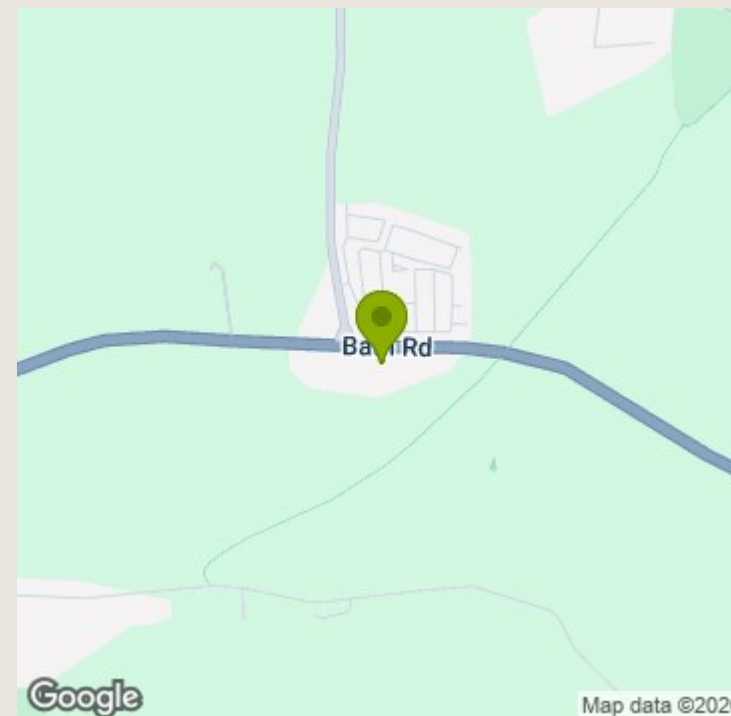








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

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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.
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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

