


Natasha Howarth
ESTATE AGENTS



24 Crabtree Park East Street, Bridgwater, TA5 2HH

£75,000

Natasha Howarth Estate Agents are pleased to bring to the market this good size two bedroom detached park home. This lovely park home is situated on a village site for the over 50's with ample residents parking.

The property is nicely positioned towards the rear of the development and surrounded by lovely garden space. This park home comes with the added advantage of NO ONWARD CHAIN.

The park home briefly comprises conservatory, hallway, living room, kitchen, two bedrooms (master with ensuite and walk in wardrobe) and a bathroom.

The village of Cannington offers a good range of amenities including a butcher, baker, garage, village shop, church and several public houses.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via steps to double glazed door.

PORCH

Dual aspect double glazed windows. Double glazed door to:

HALLWAY

Doors to kitchen, bedrooms and bathroom. Radiator.

KITCHEN

Double glazed window. Fitted with wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Freestanding cooker with extractor over, splash backs. Space for fridge/ freezer, space and plumbing for a washing machine. Boiler concealed in cupboard. Radiator, door to:

LIVING ROOM

Dual aspect windows. Double glazed door with glass panes to the front. Feature electric fireplace. Radiator.

BEDROOM ONE

Double glazed window. Radiator. Built in walk in wardrobe. Door to:

ENSUITE

Obscure double glazed window. Fitted with a three piece suite comprising shower cubicle with shower over, vanity wash hand basin and WC.

BEDROOM TWO

Double glazed window.

BATHROOM

Obscure double glazed window. Fitted with a white three piece suite comprising panelled bath, vanity wash hand basin and WC. Radiator, airing cupboard with radiator.

EXTERIOR

Residential parking on site.

GARDEN

Enclosed via timber fencing. Mainly laid to shingle with patio area. Summerhouse to remain.

SERVICES

Mains electricity, water and drainage.

HEATING

Electric and LPG boiler.

TENURE

Leasehold

SERVICE CHARGE

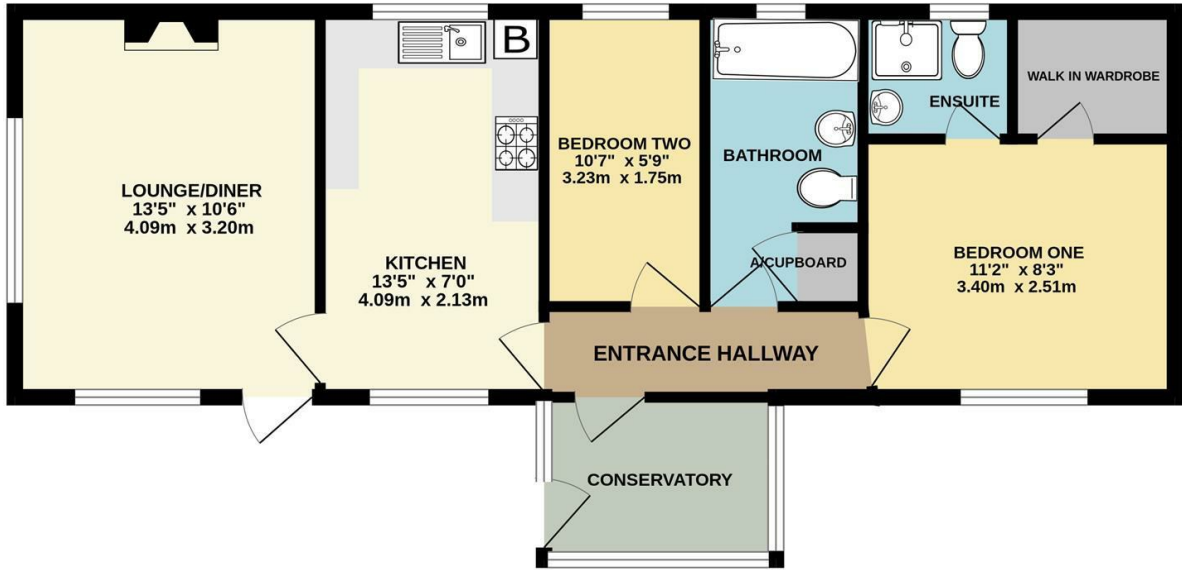
The pitch fee is approximately £49.60 per week

Water bill is included in fee.

Please also note that upon sale, 10% of the sale price is to be paid back to the site owner.

Floor Plan

GROUND FLOOR

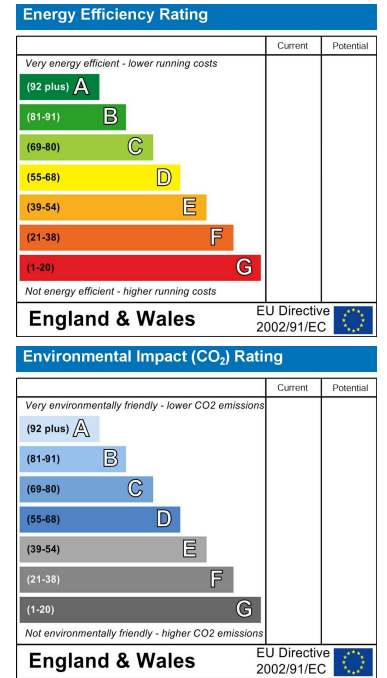


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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