18 Windmill Close

Edithmead, TA9 4HE

Price £98,000

BERRYMAN'S

PROPERTY DESCRIPTION

A two bedroom park home situated on a sought after residential development that has been upgraded and improved to offer well appointed living accommodation that must be seen to be fully appreciated.

Entrance hall* lounge* kitchen* two bedrooms* shower room* parking* low maintenance garden area* decking area and useful low maintenance store.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

Lounge

11'8" x 11'3" (3.56 x 3.45)

Dual aspect upvc double glazed windows, feature fireplace, cupboard housing the gas combination boiler supplying domestic hot water and radiators and upvc double glazed French doors opening to outside.

Kitchen/Breakfast Room

11'8" x 9'1" (3.56 x 2.79)

Fitted with an attractive range of wall and floor units to incorporate single drainer sink unit with mixer tap, breakfast bar, gas cooker point, plumbing for automatic washing machine, space for fridge and upvc double glazed windows to either side.

Bedroom 1

11'8" x 8'0" (3.56 x 2.44)

Upvc double glazed window to the side.

Bedroom 2

9'1" x 7'10" (2.77 x 2.39)

Upvc double glazed window to the side.

Shower Room

6'11" x 5'6" (2.13 x 1.70)

Tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed window to the side.

Outside

There is off street parking to the side of the property for one vehicle.

Further parking space located a short walk away.

There is an area laid to decorative stone and raised sun terrace.

To the rear of the property is a useful low maintenance shed/store.

Agents Note

The home is a “Stately Wentworth”, sited new in 1987.

Dimensions: 43’ x 12’

Ground Rent: £210.86 pcm (£2530.32 per annum)

Bedrooms: 2

Mains Gas, Electric & Water

Description

This attractive park home has undergone a scheme of modernisation and improvement works in recent years to include works to the chasis, new insulation added, upgraded windows, gas boiler, upgraded kitchen and bathroom.

PROPERTY DESCRIPTION

The property briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms and shower room.

The property is offered in excellent decorative order throughout and an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed to the M5 junction 22 roundabout at Edithmead taking the third exit right towards Highbridge. Take the first left into Windmill Park. Proceed into Windmill Park bearing to the left and Windmill Close will be found in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-Exempt

- Mains electric, gas and water
- Water not metered
- 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

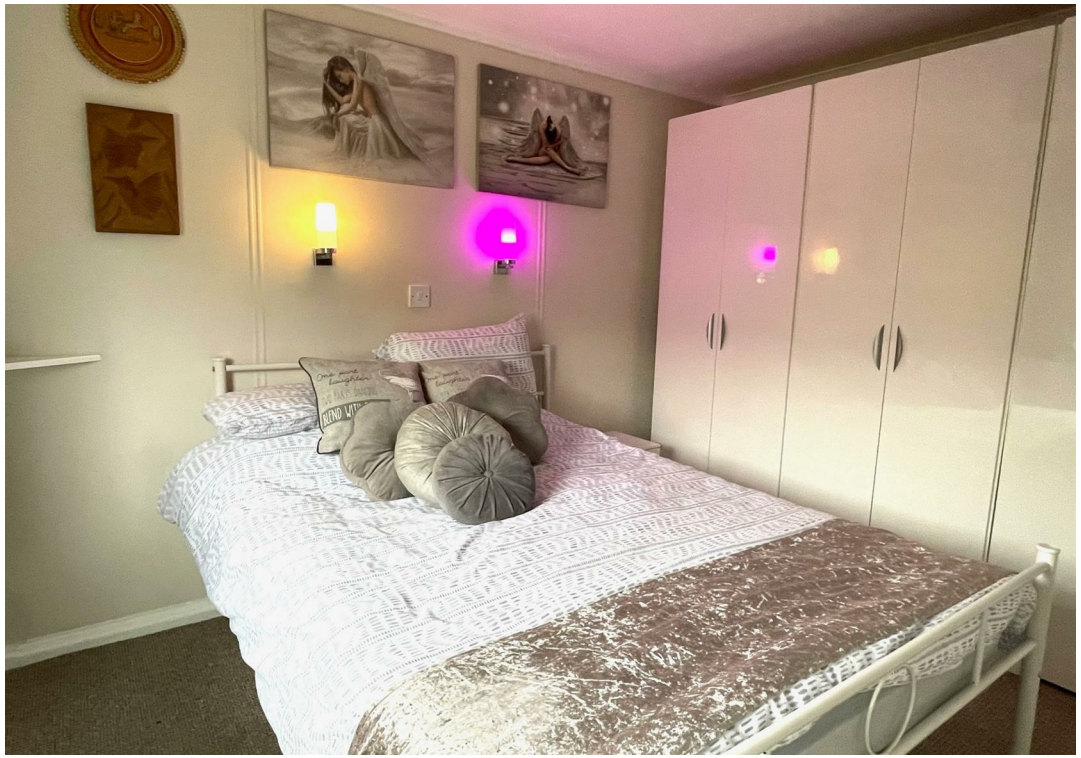
Ofcom checkers below:

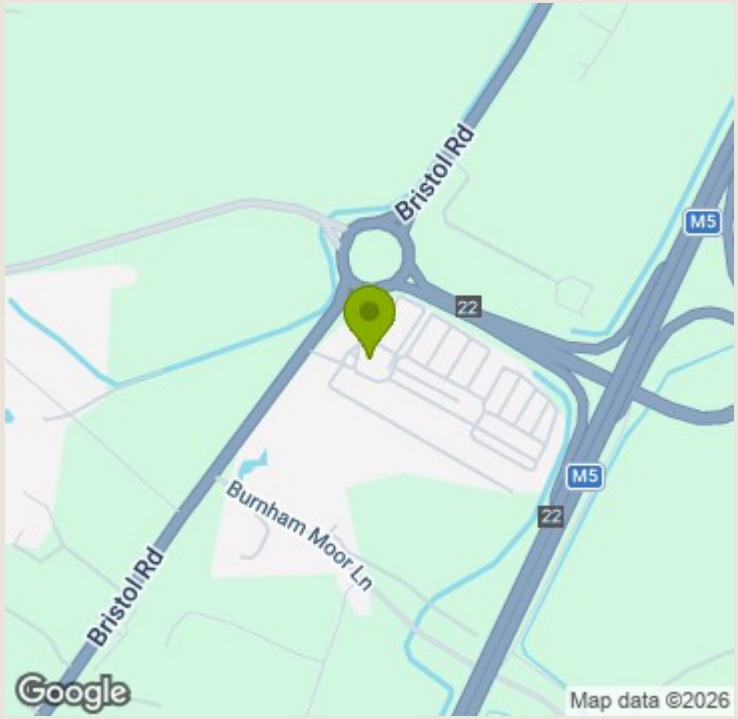
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
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

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