



26 Caramia Park Sealeys Close

West Huntspill, TA9 3SJ

Price £139,950



PROPERTY DESCRIPTION

A substantially upgraded and improved three bedroom park home situated in the ever sought after village of West Huntspill, enjoying a superb aspect over agricultural land and towards the village Church to the rear. Must be seen.

- *Lounge/dining room with superb rural aspect
- *Well appointed kitchen/breakfast room
- *Three bedrooms
- *Shower room
- *Upvc double glazed windows
- *Gas heating
- *Designated off street parking
- *Low maintenance gardens to the front side and rear
- *Must be seen

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed door opens to:

Kitchen/breakfast room

11'4" x 9'8" (3.46 x 2.95)

Fitted with an attractive range of wall and floor units to incorporate 1 1/2 bowl sink drainer unit, electric cooker point, plumbing for automatic washing machine, space for fridge freezer, and Upvc double glazed windows to side. Door to:

Inner hallway

Storage cupboard

Lounge/diner

19'7" x 13'3" narrowing to 11'9" (5.99 x 4.06 narrowing to 3.60)

Upvc double glazed windows to front and side and Upvc double glazed

French doors opening to a raised decking area. Windows to the rear of the property enjoy a superb aspect over agricultural land and towards the village church. Feature fire surround.

Bedroom

9'8" x 8'5" (2.95 x 2.59)

Fitted with wall length built in wardrobes with hanging shelving and drawers, and Upvc double glazed window to side

Bedroom

9'8" x 8'0" (2.95 x 2.45)

Upvc double glazed window to front

Bedroom

6'6" x 5'9" (1.99 x 1.77)

Upvc double glazed window to side

Shower room

6'4" x 5'5" (1.95 x 1.66)

Shower cubicle, pedestal wash hand basin, close coupled w/c, low maintenance walling, cupboard housing gas boiler supplying domestic hot water and radiators, and Upvc double glazed obscured window to side

Outside

The property is set in an attractive, well maintained plot with an attractive patio area and borders containing mature shrubs and bushes. To the rear of the property is a raised decking area that gives a superb aspect over agricultural land to the rear, and a good sized storage shed.

Tenure

Leasehold - no lease term dates

Site fee's - £198.05 every 28 days (£2,574.65 per annum). Owners must comply with site rules and regulations and residents must be over 50 years of age or over. Not children can live on the site and grandchildren on a visiting basis only. 1 small dog allowed but no cats.

Description

Caramia Park is situated in a quiet location in the highly sought after village of West Huntspill, the site is restricted to people over 50 years of age and the park home is set in a prime plot backing onto agricultural land

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enjoying an aspect over the agricultural land and the village church beyond. This attractive lodge home has been substantially upgraded and improved by the present owners, being externally re-insulated, having new jack supports, has Upvc double glazed windows, gas central heating, and upgraded shower room and kitchen. The property is set in an attractive garden that is laid mainly for ease of maintenance but with mature borders containing shrubs and bushes. An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed into Highbridge along the A38 and continue through Highbridge into the village of West Huntspill and upon seeing the Crossways Inn on the left hand side take a right into Church Road. Proceed for approximately 200 yards and turn right into Sealeys Close. Proceed into Caramia Park bearing to the left where No.26 will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council tax band: A

- EPC rating: not required

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:

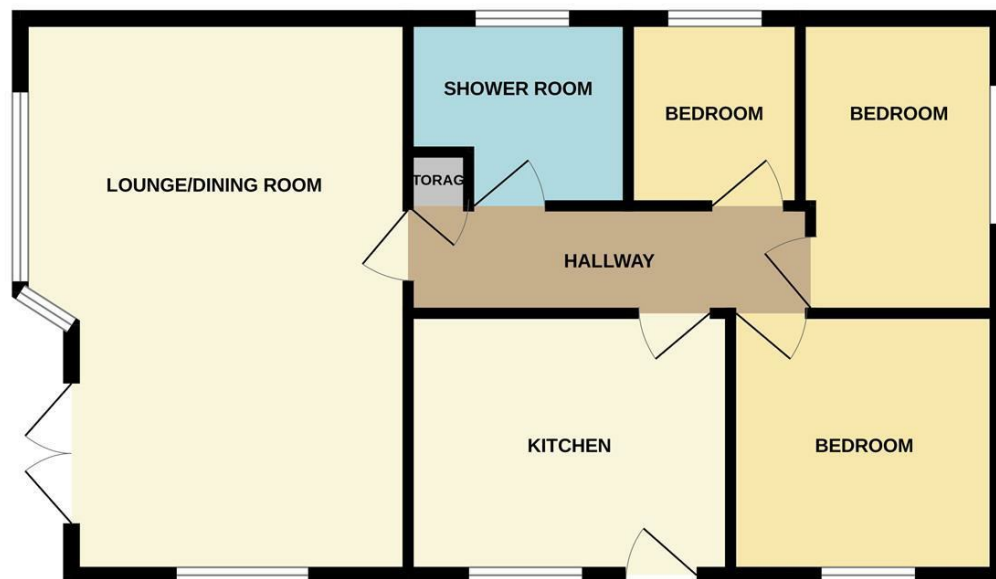
flood-map-for-planning.service.gov.uk/location







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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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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

