



DERBYSHIRE'S
— *Estate Agents* —

16 Holway House Park Station Road, Iminster,
TA19 9PP

Situated on a peaceful, well-maintained residential park for the over 50s on the outskirts of Ilminster, this beautifully presented one bedroom park home offers comfortable, low-maintenance living in a convenient location.

Built in 1994, this attractive Hambridge model by Country Homes has been tastefully decorated throughout and is ready for immediate occupation. The accommodation features a modern fitted kitchen, a stylish shower room, and a bright, welcoming living space, all presented to a high standard.

Further benefits include double glazing, an LPG gas combination boiler supplying central heating via radiators throughout, and mains electricity.

Externally, the property enjoys an open garden, a private driveway providing off-road parking for one vehicle, and a useful outside storage shed. A regular bus service stops just outside the park entrance, offering convenient access to Ilminster and the surrounding areas.

The current pitch fee is £200.65 per calendar month, which includes water and sewage charges. The property is in Council Tax Band A.

Offered for sale with no onward chain, this delightful home is an ideal opportunity for buyers seeking a peaceful lifestyle in a friendly over-50s community.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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 	

Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

- Over 50s residential park
- Modern kitchen and shower room
- LPG gas combination boiler with radiator central heating
- Driveway parking for one vehicle
- Pitch fee: £200.65 pcm (includes water and sewage)
- Regular bus service at the park entrance
- Council Tax Band A
- No pets permitted
- No onward chain
- Double glazing

16 Holway House Park Station Road, Ilminster, TA19 9PP

£75,000

BEAUTIFULLY PRESENTED ONE BEDROOM PARK HOME – MOVE

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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 373 sq.ft. (34.6 sq.m.) approx.

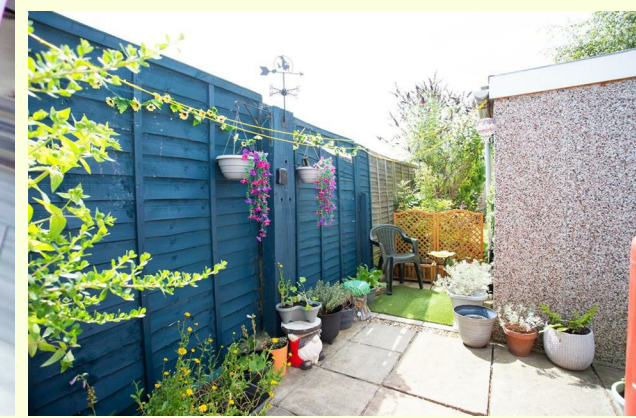
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

From the Southfields roundabout on the A303, take B3168 Station Road towards Ilminster. Continue over the bridge and Howley House Park can be found on your left hand side clearly signposted. Number 16 can be found on your right hand side on the one way system around the park.





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