



**24 Ash Tree Park Lower Norton Lane, Kewstoke, W-S-M, BS22 9YR**

**£115,000**

- Two Bedroom Park Home
- Bathroom & En-Suite
- Double Glazed
- Kewstoke Area
- Open Plan Living
- Raised Deck Area
- Allocated Parking

# 24 Ash Tree Park Lower Norton Lane, W-S-M BS22 9YR

Rachel J Homes is thrilled to market this Holiday Lodge situated in the popular village of Kewstoke, and close to Sand Bay. If you are looking for a holiday home that you can live in all year round then make sure this is on your list to view. These high spec. homes are beautifully presented and briefly consist of Open Plan Living Area, Two Bedrooms, Ensuite to Master, Bathroom, Parking Space and Raised Deck with Views. Added benefits of this super home include double glazing, gas central heating. Accompanied viewings CALL NOW!!



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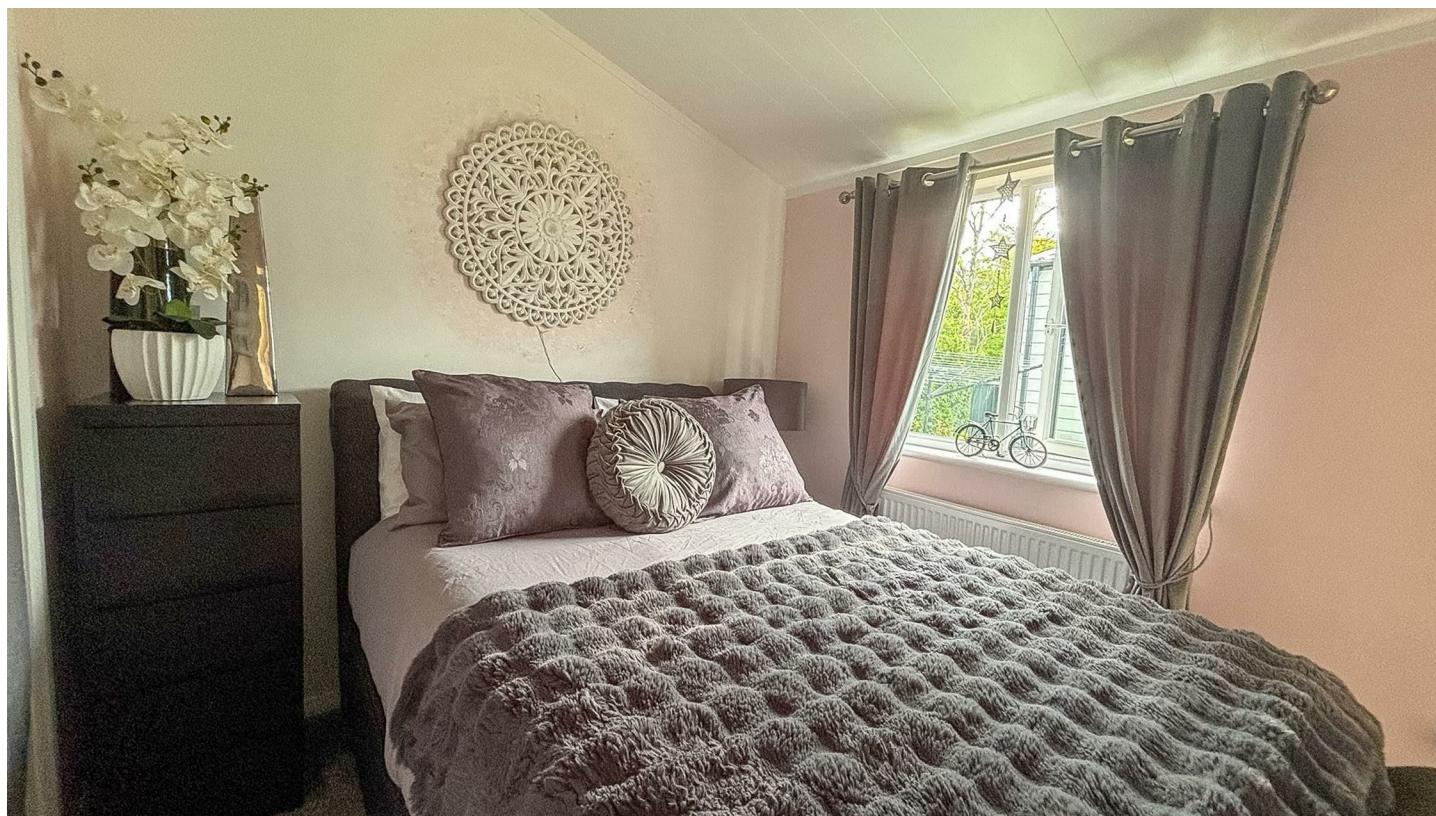
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EPC

Leasehold

Council Tax Band:



### **Entrance Hall**

Composite entrance door, radiator, laminate flooring, doors off.

### **Open Plan Living**

**4.97 x 3.64 (16'3" x 11'11")**

Upvc double glazed dual aspect windows to sides, Upvc double glazed French doors and side panels to front deck area, range of wall and base units with work surface over and up-tile, gas hob with extractor over, built in electric eye level oven and microwave, built-in fridge freezer, dishwasher and washing machine, wall mounted boiler housed in cupboard, sink and drainer with mixer tap over, laminate flooring, radiator, TV point.

### **Bedroom 1**

**2.56 x 2.38 (8'4" x 7'9")**

Upvc double glazed window to side, built-in storage cupboard/wardrobe, radiator, door to;

### **En-Suite**

**3.06 x 1.07 (10'0" x 3'6")**

Upvc double glazed window to side, low-level W/C, wash handbasin set into vanity unit, shower cubicle with hot water mixer shower over, heated towel rail, tiled flooring.

### **Bedroom 2**

**2.67 x 2.35 (8'9" x 7'8")**

Upvc Double glazed window to side, radiator.

### **Bathroom**

**1.60 x 1.53 (5'2" x 5'0")**

Panel bath, part tiled walls, low-level W/C and wash hand basin, heated towel rail, shaver point, tiled flooring.

### **Outside**

Composite raised deck area to front, wrap around lawn area, parking area for 2 cars.

### **Additional Information**

Holiday Park - Second Residential Address required.

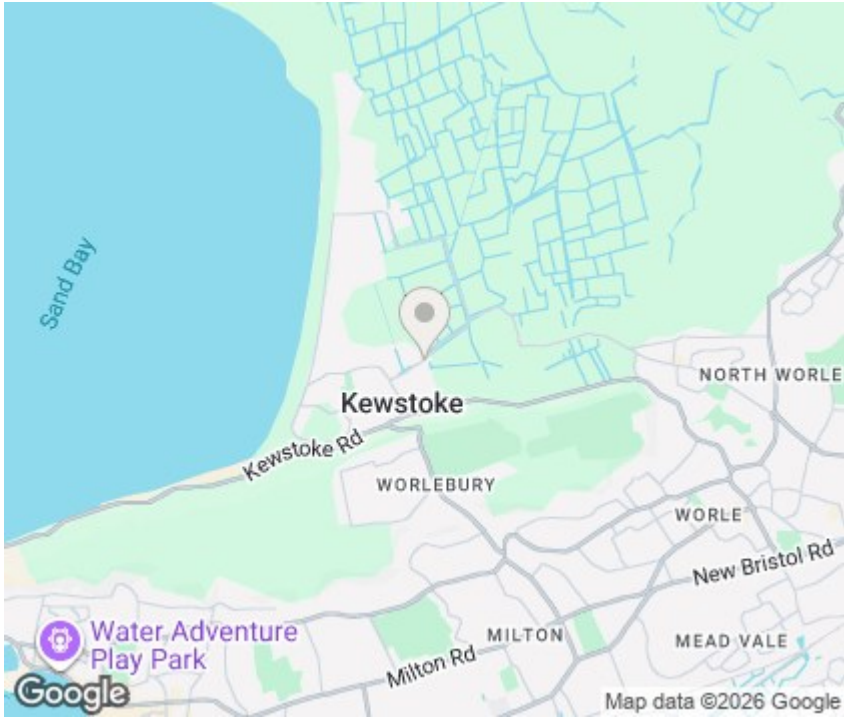
48 year lease

Ground Rent £2700.00 per annum.

No Council Tax payable.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

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 |