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4 Old Down Park

Emborough
BA3 4SA

£199,950



- An excellent affordable alternative to a bungalow
- Two bedrooms both with en suites
- Attractive open plan lounge/dining/kitchen area
- Veranda and enclosed garden area
- Close to well regarded local food pub
- Offered for sale with no chain







'This smart two bedroom detached park home is in lovely order and is tucked away on a quiet and nicely maintained park and presents itself as a ready made home that could be moved into with little to no fuss!'

A unique opportunity to purchase a two bedroom park home offering spacious accommodation and is presented in very good condition. Upon entering the property there is a reception area with handy shoe & coat store and this leads into a bright open plan lounge/dining room/kitchen. Well fitted modern kitchen and there are French doors onto the deck. Two generous size bedrooms with both enjoying an en suite shower room and walk in wardrobe areas. The property has gas central heating and is double glazed. Offered for sale with no chain. Externally there is an enclosed, low maintenance garden laid to artificial turf and a timber veranda outside of the French doors. Easy parking for at least two vehicles.

Agents Note: Only suitable for those aged 50 and over and cash buyers only also. The property is subject to a monthly ground rent currently set at £220 per month. For further details on restrictions and covenants please refer to the agent.

Emborough is a small rural hamlet being approx 3 miles from Midsomer Norton, 6 miles from the Wells, 14 miles from Bath city centre and 15 miles from Bristol city centre. The village of Chilcompton is a few minutes drive where there are a range of general basic amenities on offer and The Old Down Inn which serves good food is a few minutes walk from the lodge park.

Tenure: Leasehold **Council Tax Band:** A



















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Sam Chivers Estate Agents

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Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.