



Barnaby Owl Lodge New House Farm

Walrow, TA9 4RA

Price £120,000



PROPERTY DESCRIPTION

A very well presented, open plan, two bedroom lodge. Situated on a sought-after site in a semi-rural location.

Veranda entrance* Open plan lounge/dining room/fitted kitchen* Two bedrooms (master with en suite shower room) and fitted wardrobes* Bathroom* Gas heating* Double glazing* Parking*

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Steps from the driveway leading to the veranda with double glazed entrance door with obscure glazed panel to the:

Open Plan Lounge/Dining/Kitchen

23'11" maximum x 18'8" maximum (7.3 maximum x 5.7 maximum)

Dining Area

Two double glazed windows, radiator, space for table and chairs.

Lounge Area

Double glazed patio doors leading to the veranda. Two double glazed windows, two radiators and feature electric wall mounted fire and built in cloaks cupboard.

Kitchen Area

Fitted with a range of modern grey fronted units including base cupboards and drawers and matching wall mounted cupboards. Gas fired boiler, four ring fitted gas hob with electric oven under and extractor hood over. Integrated fridge/freezer, contrasting worktops with space under for washing machine. Fitted microwave, single drainer stainless steel sink unit, tiled splashbacks, double glazed window to the side.

Door from the kitchen area to the:

Inner Hall

Radiator.

Bedroom 1

10'4" x 7'0" (3.16 x 2.14)

Radiator, double glazed window to the side. Built in double wardrobe with mirror fronted sliding doors.

En Suite Shower Room

5'10" x 4'7" (1.80 x 1.40)

Corner shower cubicle with sliding glazed doors and wall mounted shower, low level w.c. and vanity wash hand basin with cupboards below. Tied splashbacks and obscured double glazed window. Ladder style heated towel rail.

Bedroom 2

10'9" x 8'10" (3.30 x 2.71)

Radiator, double glazed window to the rear and fitted double wardrobe with mirror fronted sliding doors.

Bathroom

9'2" x 4'9" (2.8 x 1.45m)

Fitted with a white suite comprising; panelled bath with wall mounted shower over and shower screen, low level w.c. and vanity wash hand basin with cupboard below. Tiling to splashbacks, obscured double glazed window.

Outside

To the front of the property is an area of lawn with driveway to the side providing parking and leads to the rear of the lodge where there is a storage shed.

Tenure

Leasehold

PROPERTY DESCRIPTION

Ground Rent £3,240.00 per annum (Payable monthly £270.00 per month)

The property is of timber/wood construction

Agents Note

Applicants must be over 50 years of age. Site rules and regulations with contract available from the site upon an agreed sale. 12 Month holiday use.

Description

This well presented, open plan lodge is situated in a semi rural yet convenient location on a well maintained site.

The neutrally decorated accommodation gives a light, airy feel with a lovely veranda seating area to the front leading into the open plan lounge/dining room/modern, fitted kitchen, two bedrooms with built in/fitted wardrobes, the master bedroom also having an en suite shower room together with a bathroom with white suite. The property is of timber/wood construction.

With the enhancement of gas heating, double glazing and driveway parking, an early inspection to view is recommended.

New House Farm is set within the Somerset countryside being a few miles from the coastal town of Burnham-on-Sea where there are facilities including supermarkets, shops, public houses, doctors etc.

Directions

From Burnham-on-Sea town centre proceed to the roundabout beside the Esso service station taking a right turn onto Love Lane. At the next roundabout take a second exit onto Queens Drive and continue towards the M5. At the next

roundabout take the third exit onto the A38 signposted Highbridge. Continue along this road and at the roundabout take the second exit onto Isleport Road. Continue to the next roundabout taking the next left. Proceed over the motorway bridge where New House Farm will be found on the right hand side. On passing reception, bear right where Barnaby Owl Lodge will be found as the seventh lodge on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water. LPG Gas
- Water not metered
- LPG Heating
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- The property is of timber/wood construction

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:

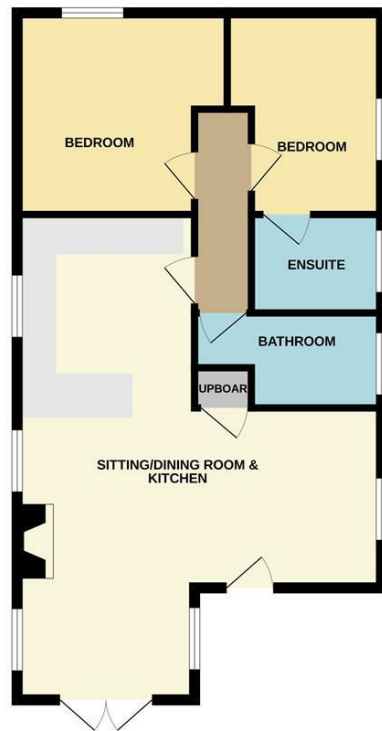
flood-map-for-planning.service.gov.uk/location







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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

