

for sale

£140,000



Little Acre Park Station Road Norton Fitzwarren Taunton TA2 6RF

NO ONWARD CHAIN! A beautifully presented PARK HOME boasting TWO BEDROOMS, allocated parking and a stunning SHOWER ROOM. Part of a small development of only SIX HOMES. Additional features include a PRIVATE GARDEN, gas central heating and excellently appointed Kitchen. View now!



Little Acre Park Station Road Norton Fitzwarren Taunton TA2 6RF

Front Door

Leading to...

Entrance Hall

Wall-mounted radiator. Doors to the Shower Room and both bedrooms. Open through to the...

Lounge

11' x 9' 3" (3.35m x 2.82m)

A well-appointed reception room with a large bay window to front aspect and picture window to side. Fireplace with fitted electric fire. Television point and wall-mounted radiator.

Kitchen / Diner

A beautifully appointed shaker-style kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. The generous offering of fitted appliances includes fridge, freezer, washer/dryer and electric oven. Additional features include a wall-mounted radiator, metro-tiled splashbacks and sliding doors to the side aspect. Window to side aspect plus a velux window to the same side aspect.

Bedroom One

11' 11" Max x 8' 9" (3.63m Max x 2.67m)

A good size double bedroom with ample fitted wardrobes and storage over. Television point, wall-mounted radiator and window to side aspect.

Bedroom Two



7' 7" x 5' 6" (2.31m x 1.68m)

A single bedroom with wall-mounted radiator and window to side aspect.

Shower Room

The stunning shower room is presented in as-new condition and boasts a large walk-in shower cubicle with rainfall shower over, low level WC and wash hand basin. Double-door mirrored cupboard with shaving point and light over. Further features include a wall-mounted heated towel rail, extractor fan, spotlights, tiling and a window to side aspect.

Outside

The property benefits from a private and sunny garden primarily laid to lawn. A patio slab pathway runs the circumference of the property and there are pedestrian gates on each side. A brick shed houses the gas bottles for the property and a metal storage shed benefits from connected power.

Parking

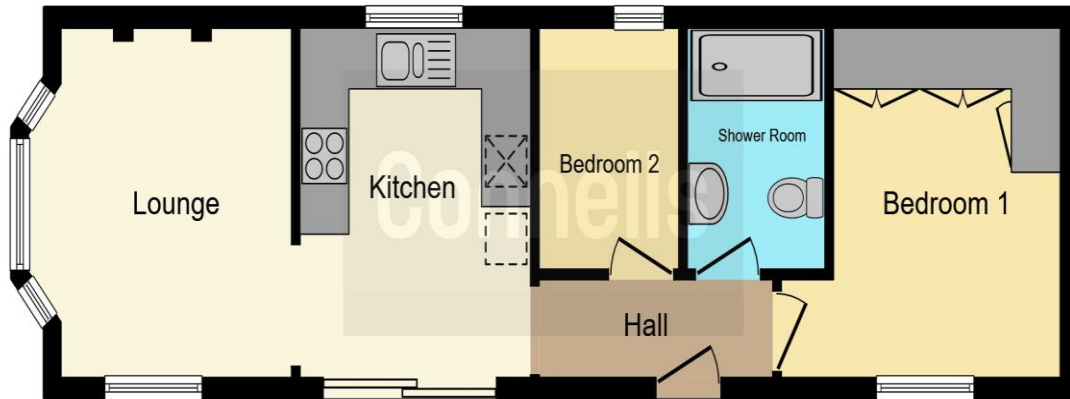
A wide allocated parking space next to the property.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

From Taunton proceed in a westerly direction along Wellington road taking the third exit on the Silk Mills roundabout onto the Silk Mills Road. Continue over the bridge taking the first exit at the next two roundabouts following signs to Norton Fitzwarren. Continue into the village and past a small parade of shops, turning left into Station Road. Continue to the end of the road and Little Acre Park Homes will be found on the right hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313742 - 0003

Tenure: EPC Rating: Exempt

Council Tax Band: A

view this property online
connells.co.uk/Property/TTN313742

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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