30, Premier Row Edithmead Caravan Park

Edithmead, TA94HE

Price £139,950

BERRYMAN'S

PROPERTY DESCRIPTION

An immaculately presented Willerby Dorchester 2023 lodge home with open plan lounge/dining/kitchen area with superb decking area, parking.

Open plan lounge/dining/kitchen area with decking area off* two bedrooms* main bedroom with en suite bathroom* family shower room* gas central heating* upvc double glazed windows* designated off street parking.

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Open Plan Lounge/Dining/Kitchen

20'7" x 13'8" (6.29 x 4.19)

Vaulted ceiling with the lounge area having a patio door to the raised sun deck area. Two further windows to either side.

The kitchen area is comprehensively fitted with a range of wall and floor units to incorporate integrated double oven, five burner gas hob with extractor hood over, integrated microwave, fridge/freezer, tall larder cupboard, one and a half bowl drainer sink unit, integrated dishwasher and washing machine. Unit underlighters.

To the rear of the kitchen area is a door to the:

Inner Hallway

Bedroom 1

13'8" x 8'7" (4.19 x 2.63)

Range of built in bedroom furniture, walk-in wardrobe with hanging and shelving space and upvc double glazed window to the side.

En Suite Bathroom

7'9" x 5'0" (2.38 x 1.54)

Comprising panelled bath with mixer tap and shower attachment and screen, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, cupboard housing the gas combination boiler supplying domestic hot water and radiators. Heated towel rail, extractor fan and upvc double glazed obscured window to the rear.

Bedroom 2

8'11" x 7'6" (2.74 x 2.30)

Range of built in bedroom furniture and upvc double glazed window to the side.

Shower Room

7'9" x 3'5" (2.37 x 1.06)

Comprising good size shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, shaver point and upvc double glazed window to the side.

Outside

The property benefits from a good size raised decking area with seating areas to the front and rear.

Designated off street parking.

Description

This attractive lodge is presented in immaculate "as new" condition and is the Willerby Dorchester 2023 design.

The property has a wrap round decking area with seating to the front and rear.

PROPERTY DESCRIPTION

An early inspection is strongly recommended by the vendors selling agents.

Directions

From the motorway roundabout at Edithmead heading from Burnham-on-Sea take the third exit onto Bristol Road. Take the next left into Windmill Park taking the next right and proceeding to the end of the road. Bear left and proceed to the end of Premier Row and bear to the left. The property will then be found on the right.

Tenure

Leasehold

Pitch Fee £3840.00 (1st March 2026 - 28th February 2027) to include water.
Residents must be 50 years of age and over.
Sub letting is not permitted

Material Information

Additional information not previously mentioned
Council Tax Band-A
EPC- Exempt

- Mains electric, gas and water
- Water not metered
- LPG gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

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

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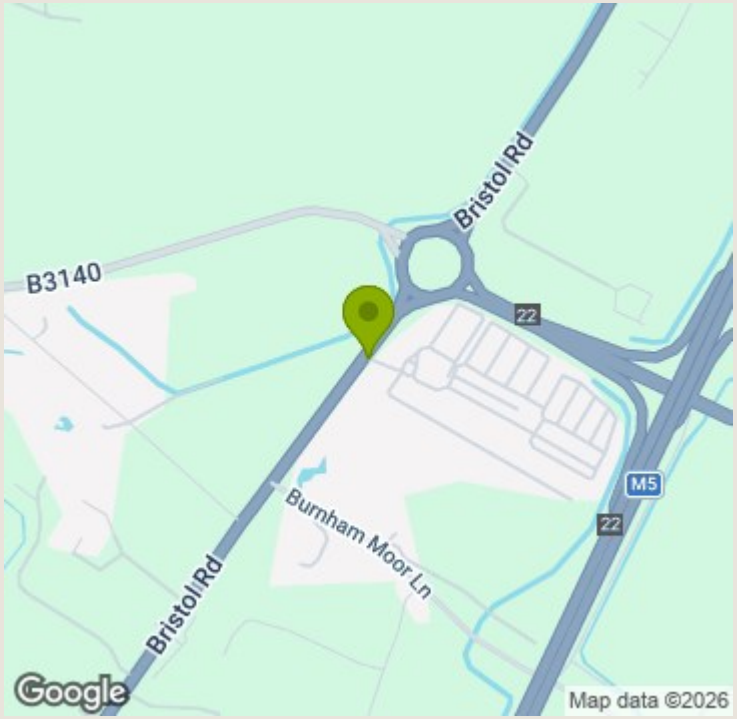

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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