



9 Primrose Hill

Charlton Mackrell, TA11 7AP

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £120,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Sited in 2011, this impressive and spacious park home offers excellent accommodation for the over-50's and is presented in very good condition. Competitively priced to encourage a quick sale, the property is offered to the market with no onward chain. The generous accommodation begins with an entrance lobby, leading through to a spacious living room and a large open-plan kitchen/diner. There is also a separate study, offering flexibility for those working from home or requiring additional space for hobbies. The property benefits from two well-proportioned bedrooms, with the master bedroom enjoying the added convenience of an en-suite, alongside a separate bathroom. Externally, the home benefits from an off-street parking space and attractive wrap-around gardens, designed to be low maintenance and provide pleasant outdoor space to enjoy.

Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

Services

Mains electricity, water and drainage are connected. LPG gas central heating system. Council tax band A

Agents Note

10% of the sale will have to be paid to the park home site owners on resale. Primrose Hill Park Homes - Terms & Conditions <https://www.somersetresidentialparks.co.uk/primrose-hill-park---copy> Ground Rent £223 pcm is Reviewed Annually in February.

Entrance Lobby

With radiator, storage cupboard.

Living Room 19' 5" x 10' 2" (5.92m x 3.11m)

With windows to front and side, two radiators, feature electric fireplace.



Kitchen/Diner 19' 5" x 15' 5" (5.91m x 4.69m)

A very impressive space with vaulted ceiling, with windows to both sides, two radiators, a storage cupboard with boiler, matching wall and base units, integrated dishwasher, space for fridge/freezer, eye level oven and grill, 4-ring gas hob, breakfast bar, 1.5 sink with drainer, space for washing machine, space for tables and chairs.

Study 6' 8" x 4' 11" (2.03m x 1.50m)

With shuttered window to side, radiator, fitted desk with drawers.

Inner Hall

With two storage cupboards, access to attic.

Bedroom 1 11' 10" x 9' 10" (3.61m x 2.99m)

With window to side, radiator, fitted wardrobes and dressing table with drawers.

Ensuite

With shuttered window to side, chrome heated ladder radiator, large walk-in shower with rainfall head, close coupled WC, vanity sink.

Bedroom 2 10' 0" x 9' 7" (3.06m x 2.91m)

With window to side, radiator, fitted wardrobes.

Bathroom

With shuttered window to side, chrome ladder radiator, bath, close coupled WC, fitted wardrobes.

Outside

The property can be accessed from either side of the plot, but there is a parking space to the traditional front. The garden is low maintenance with patio, shingle and pretty hedge borders, There are a number of storage sheds, external tap, two external electricity sockets.

Agents Note

To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 sq.m.) approx.

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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