









McKinlays

2 Alexevia Caravan Park

Park Homes

www.mckinlaysparkhomes.co.uk

TAUNTON, TA3 5LE

SOMERSET & TAUNTON COUNCIL
03/03/2022 HAVE BANDED THIS HOME

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point of particular importance to you, we will be pleased to check the information. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

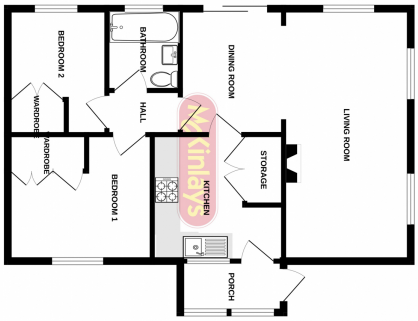
FLOOR PLANS

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Property Ombudsman

FLOOR PLAN



VIEWINGS ARE STRICTLY BY PRIOR APPOINTMENT WITH THE VENDOR'S AGENT

2 Alexevia Caravan Park, Ruishton

Taunton, TA3 5LE

£109,950

MCKINLAYS PARK HOMES ARE VERY PROUD TO RELASE THIS IMMCULATE AND AFFORDABLE 32' X 20' STATLEY ALBION PARK HOME FOR SALE WITH NO ONWARD CHAIN. THIS DOUBLE GLAZED AND GAS CENTRALLY HEATED 2012 MODEL HAS BEEN IMPROVED UPON AND INVESTED IN BY THE OWNERS TO PROVIDE CLEAN LIGHT AND MODERN LIVING SPACE. THE HOME BOASTS ORDELY AND ENCLOSED GARDEN AREAS AND PARKING. WITH PLEASANT RURAL VIEWS THIS HOME WILL ATTRACT WIDE INTEREST, SO CALL TODAY TO BOOK YOUR VIEWING!

THE ACCOMMODATION BRIEFLY COMPRISES

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PORCH, KITCHEN, DINING ROOM, DUAL ASPECT LIVING ROOM, REAR HALL, BEDROOM ONE WITH FITTED WARDROBE, BEDROOM TWO WITH FITTED WARDROBE, FAMILY BATHROOM.

OUTSIDE

ARRANGED WITH EASE OF MAINTENANCE IN MIND THE GARDEN AREAS OFFER A PRIVATE SEATING AREA, GARDEN STORE SHED AND OUTSIDE TAP.

ACCOMMODATION

THE ACCOMMODATION

LIVING ROOM:	5.89M X 2.98M (19'3 X 9'8)
DINING ROOM:	2.25M X 2.96M (7'4 X 9'7)
KITCHEN:	2.92M X 3.07M (9'6 X 10'1)
BEDROOM 1:	3.39M X 2.86M (12' X 9'4)
BEDROOM 2:	2.87M X 2.44M (9'4X 8')
BATHROOM:	2.03M X 1.68M (6'6 X 5'5)

FURTHER INFORMATION

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OVER 50S ONLY
PETS ARE ALLOWED
GROUND RENT £185.47 P.C.M
COUNCIL TAX BAND: A
10% SITE RETURN FEE UPON RE-SALE
SOLD WITH THE 2013 PARK HOME ACT

Wheel chair access available

McKinlays Park Homes
www.mckinlaysparkhomes.co.uk

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Estate Agents, Valuers, Surveyors, Commercial Agents, Auctioneers, Lettings and Property Management Each McKinlays office is independently owned and operated G.P.N.M SOUTHWEST LTD (V.A.T no ; 869778142)