



46 Primrose Hill
Charlton Mackrell, TA11 7AP

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - Fixed £115,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

46 Primrose Hill is a delightful park home for the over 50's situated on the edge of the Primrose Hill development. The property benefits from large driveway for several cars, good sized low maintenance rear garden, two bedrooms, family bathroom, kitchen, pantry and generous living/dining room space. Whilst the property could benefit from some internal modernisation, it is competitively priced and would make a fantastic home for someone looking for a quiet countryside retreat in a community-driven development.

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>
Ground Rent £223 pcm is Reviewed Annually in February.

Entrance Hall

Living Room 19' 5" x 11' 3" (5.92m x 3.42m)

With windows to front and side, fireplace, radiator.

Dining Area 10' 3" x 7' 10" (3.12m x 2.40m)

With window to side.

Kitchen 10' 3" x 9' 2" (3.12m x 2.80m)

With window to side, sink with drainer, space for washing machine, space for cooker, space for fridge/freezer.



Pantry

With door to garden.

Bedroom 1 10' 9" x 9' 9" (3.28m x 2.96m)

With window to rear, radiator.

Bedroom 2 10' 9" x 9' 9" (3.28m x 2.96m)

With window to rear, radiator, built in wardrobes.

Shower Room 5' 11" x 5' 6" (1.80m x 1.68m)

With frosted window to side, ladder radiator, corner shower enclosure, close coupled WC, sink.

Outside

The property is approached via a long driveway with parking for several cars. As the property is at the rear of the development, it benefits from a larger than average rear garden, mainly laid for ease of maintenance including patio and seating areas. There is an external tap, power sockets and storage sheds.

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



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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