15 Rowan Way Claremont Park

Berrow, TA8 2NH

Price £69,000

BERRYMAN'S

PROPERTY DESCRIPTION

A one bedroom park home set in an attractive plot, offered in excellent decorative order. Must be seen to be fully appreciated.

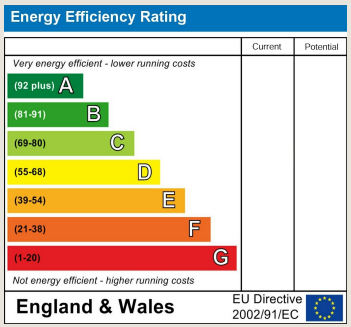
*Entrance porch *Entrance hall *Lounge *Kitchen *Good size double bedroom *Shower room *Gas central heating *Upvc double glazed windows *Off street parking *Low maintenance gardens *Must be seen

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Steps that lead up to part glazed obscured Upvc door giving access to:

Entrance porch

8'7" x 3'0" (2.64 x 0.93)

With Upvc double glazed window to side and sliding door to

Entrance hall

Recess for fridge/freezer

Lounge

11'9" x 9'8" (3.60 x 2.97)

Feature fire surround, Upvc double glazed window to front and Upvc double glazed windows to either side. Door to outside and a feature veranda seating area with steps down to the garden

Kitchen

7'5" x 7'0" (2.27 x 2.15)

Fitted with a range of wall and floor units to incorporate a single sink drainer unit, plumbing for automatic washing machine, space for tumble dryer, gas cooker point, wall mounted gas boiler supplying domestic hot water and radiators, and Upvc double glazed window to side

Bedroom

16'2" maximum into wall length wardrobes x 9'8" (4.95 maximum into wall length wardrobes x 2.96)

Dual aspect Upvc double glazed windows

Shower room

8'6" x 6'5" (2.61 x 1.98)

Large shower cubicle, pedestal hand wash basin, close coupled w/c, storage cupboard and two Upvc double glazed obscured windows to side

Description

This attractive park home is situated on a sought after residential development and benefits from having gas central heating, Upvc double glazed windows and off street parking, the property is offered in good decorative order throughout. The property briefly comprises of an entrance porch, entrance hall, lounge, kitchen, good size double bedroom and shower room. The property has a low maintenance garden to side and rear with useful storage sheds and designated off street parking. An early application to view is strongly recommended by the vendors selling agents

Tenure

Leasehold: No lease term. Please ask agents for further details regarding this matter.

Ground rent: £211.00 per month - £2,542.05 annually

Service charge: Payable to West Country Park Homes Ltd

Residents must be 50 years and older

Directions

From Burnham-on-Sea proceed along the Berrow Road in a northerly direction past the inland lighthouse on your left hand side, proceed into the village of Berrow passing the Co-op convenience store and the village

PROPERTY DESCRIPTION

Green before turning sharp left and then first right into Parsonage Road. Take the next right by the village hall into Claremont Park and proceed into Claremont Park turning left into Bramble Drive, follow the road round into Rowan Way and proceed down Rowan Way where the property can be found on the left hand side.

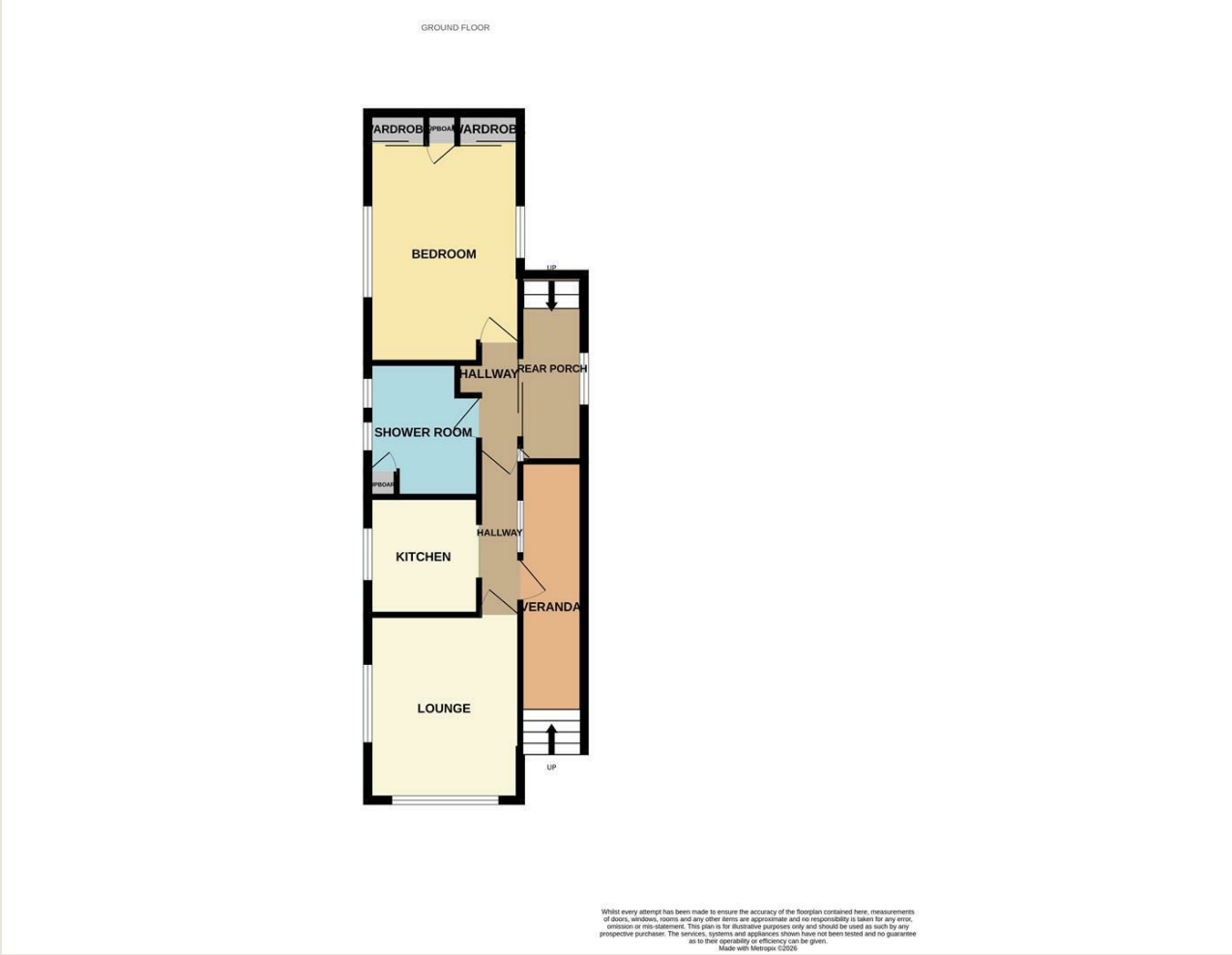
Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council Tax band: A
- EPC band: Not required

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



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

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman