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Sandbay

£196,000

- * *Over 50's Residential Park*
- * *Garage & Driveway*
- * *Close To Sea Front*
- * *NO CHAIN*
- * *2 'Double' Bedrooms*
- * *40' x 20' 2011 Unit*



114 High Street, Worle, BS22 6HD

Description

This beautifully presented 2011 park home offer spacious, peaceful and comfortable accommodation in a highly sought-after residential park, just a short distance from Sandbay Beach and local amenities. The property features two good sized bedrooms, including a generous sized master bedroom with en-suite shower. The impressive 22ft dual aspect sitting/dining room provides a bright and welcoming living space with the addition of a private, raised patio just off of the dining room, perfect for alfresco dining or that quiet morning coffee. Outside the property benefits from low maintenance gardens to all sides, laid to stone chippings. There is also a larger than average garage, measuring 19' 7" by 9' with a parking space to the front. Situated in a level, village location, close to local amenities, bus routes and the seafront, this park home offers convenience and costal living for the over 50's.

Accommodation

Entrance

Steps up to, uPVC double glazed front entrance door with pattern obscure glass.

Entrance Hall 4' 6" x 5' 9" (1.37m x 1.75m)

Double radiator. Glazed door to sitting room. Coved ceiling, door to

Store

uPVC double glazed window to side. Coved ceiling. Hanging space. Storage cupboard housing Baxi combination boiler for domestic hot water and gas central heating.

Sitting Room / Dining Room 22' 1" x 14' 8" max (6.73m x 4.47m)

A Fabulous dual aspect room with uPVC double glazed Bay windows to front and side aspect. uPVC double glazed French door onto raised patio area, ideal for alfresco dining. Wood effect laminate flooring. Coved ceiling. Fireplace with coal effect electric fire. Two double radiators. glazed door to

Inner Hallway 2' 8" x 9' 2" (0.81m x 2.79m)

Double radiator, doors to all remaining rooms. Loft hatch. Coved ceiling. Shelved storage cupboard. Wood effect laminate flooring.

Kitchen/Breakfast Room 12' 4" x 9' 8" max (3.76m x 2.94m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces over. Tiled to splashback. single bowl stainless steel sink and drainer unit with central mixer tap. Integrated dishwasher. Built in cooker with 4 ring gas hob and cooker hood over. Integrated upright Fridge/Freezer. Space for washing machine. tile effect laminate flooring. Double radiator. uPVC double glazed door to side. uPVC double glazed window to side aspect. Coved ceiling.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

Comprising white suite of panelled bath with mains shower over and glass screen. Tiled walls. Vanity wash hand basin with cupboard under. W.C. Ladder style radiator. Tile effect laminate flooring. Extractor fan. Obscure uPVC double glazed window to side aspect. Coved ceiling.



Bedroom 1 11' 7" x 9' 9" (3.53m x 2.97m)

Wood effect laminate flooring, coved ceiling, uPVC double glazed bay window to side aspect. Double radiator. Two built in wardrobes, built in dressing table.

En-suite 7' 0" x 5' 8" (2.13m x 1.73m)

Tile effect laminate flooring, coved ceiling. Enclosed shower cubicle with aqua panelling and mains shower over. Vanity wash hand basin with cupboard under. W.C. Extractor fan. Ladder style radiator.

Bedroom 2 9' 5" x 9' 8" (2.87m x 2.94m)

Coved ceiling. Built in wardrobe and chest of drawers. uPVC double glazed window to rear aspect. Double radiator.

Outside

Tucked away on the level, this 2012 park home boasts low maintenance gardens to all sides, laid to stone chippings. With an area of private raised patio. The property also benefits from a larger than average garage measuring 19' 7" x 9' 0" with up and over door and side door with parking to the front. There is also visitor parking located at the entrance to the park on the right-hand side.

Additional Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax - A

Pitch Fee £121.00 per month.

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 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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