



TAUNTON ROAD

Bridgwater, TA6 6BG

Offers In The Region Of £49,950

Tamlyns

PROPERTY DESCRIPTION

Lakeside Park sits off Taunton Road on the southern side of Bridgwater, with the town centre, shops and services only a short drive or bus ride away. The park is run as a residential estate with a semi-retirement feel. It is pet-friendly, with dogs allowed and other pets usually considered subject to the park's rules on numbers and behaviour. Homes are sold for permanent, year-round occupation under a residential park home agreement.

Situation

*Park Home**Wessex Design**Two double Bedrooms*Two Bathrooms*Kitchen/Dining Room*Lounge*Double Glazing*Central Heating*Lawned Garden*No Onward Chain*

Local Authority

Somerset Council Council Tax Band: A
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance

Half Glazed double glazed door into:

Hallway

11'1" x 3'11" (3.4 x 1.2)

Cupboard housing Worcester boiler and storage, door to:

Lounge

19'4" x 9'6" (5.9 x 2.9)

Dual aspect double glazed windows to front and rear, radiator, feature fire place.

Kitchen/Dining Room

12'1" x 9'6" (3.7 x 2.9)

Double glazed bay window to side, Range of wall and base units with contrasting roll edge work tops, integrated electric double oven, separate LPG gas hob with extractor over, tiling to compliment, space and plumbing for washing machine, integrated fridge, breakfast bar with seating, single drainer sink with drainer and mixer tap.

Dining Area

9'10" x 7'10" (3 x 2.4)

Dual aspect double glazed windows to front and side, radiator, glass french doors.

Master Bedroom

11'1" x 9'6" (3.4 x 2.9)

Double glazed window to front aspect, radiator, built in drawer unit with dressing table and bedside tables, two built in wardrobes, door to:

En suite Shower Room

4'11" x 4'7" (1.5 x 1.4)

Obscure double glazed window to front, shower cubicle with tiling to compliment, low level WC, pedestal wash hand basin, extractor fan.

Bedroom 2

9'6" x 7'6" (2.9 x 2.3)

Double glazed window to rear, radiator, built in wardrobe

Inner hallway

5'2" x 2'6" (1.6 x .8)

with doors that lead to bedrooms and bathroom

Bathroom

6'6" x 5'2" (2.0 x 1.6)

Obscure double glazed window to rear, white suite comprising panel bath with brass effect victorian style taps and shower attachment, pedestal wash hand basin with brass effect victorian style taps, low level WC, shaver point, storage cupboard.

Garden

The garden is laid to lawn and surrounds the property, there is a shed for storage and pathways lead around, there are mature shrubs forming a boarder

Ground Rent details

Ground Rent per Month £128.80

Annual Service Charge £1545.60

Sited 2001

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Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- LPG Central Heating
- Mains Drainage
- No Flooding in the last 5
- Broadband and Mobile signal or coverage in the area.

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:

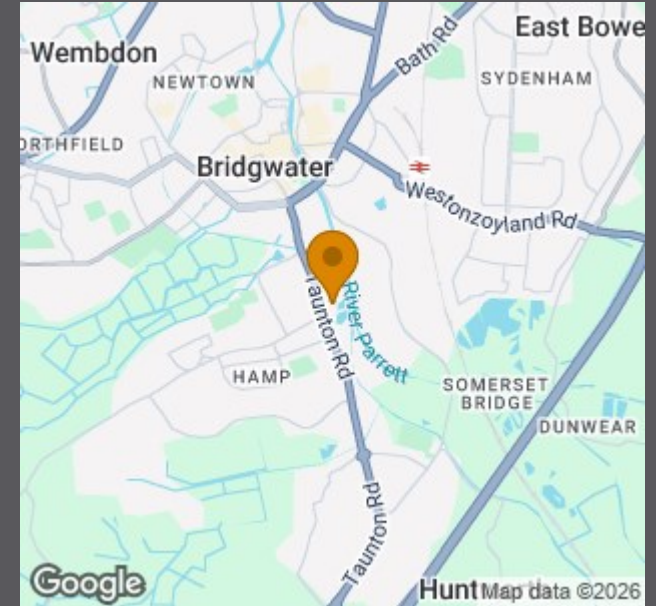
flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

