



**Primrose Hill, Charlton Mackrell, Somerton, TA11 7AP**

**welcome to**

**Primrose Hill, Charlton Mackrell, Somerton**

A two bedroom over 50's residential park home, situated in the desirable village of Charlton Mackrell. The accommodation offers a wealth of space and natural light throughout and externally boasting driveway parking and enclosed gardens with a lovely countryside backdrop.



## Entrance

Double glazed door to the side, opening into:

## Entrance Hall

A lovely bright and welcoming entrance hall with double glazed window to the front. Radiator.

## Lounge

16' 10" max x 10' 7" max ( 5.13m max x 3.23m max )

Double glazed window to the side. Feature fireplace. Radiator.

## Dining Room

9' 3" x 7' 6" ( 2.82m x 2.29m )

Double glazed windows to the front and side. Space for dining table and chairs. Radiator. Double glazed door to the side, opening to the garden. Opening into:

## Fitted Kitchen

16' 4" x 8' 2" ( 4.98m x 2.49m )

Two double glazed windows to the side. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Two storage cupboards. Radiator.

## Inner Hall

Airing cupboard. Doors opening into the bedrooms and bathroom.

## Bedroom One

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazed windows to the rear and side overlooking the garden. A range of fitted wardrobes. Space for free standing furniture. Radiator.

## Bedroom Two

9' 5" x 7' ( 2.87m x 2.13m )

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

## Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Radiator.

## Front Garden

Access via a tarmac driveway providing off road parking for one vehicle. The front garden is laid to shingle with decorative plant and shrubs borders. A paved path leads to the side of the property giving access to the side and rear gardens.

## Gardens

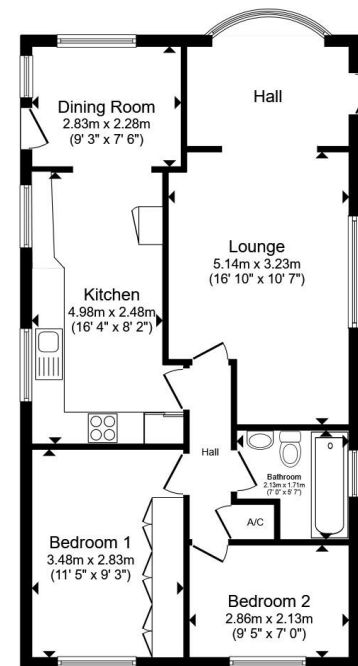
The gardens surround the property, laid mainly to shingle and part lawn with a variety of decorative borders. There is a lovely seating area to enjoy the summer sunshine and take in the lovely countryside backdrop and views. Outside store and oil tank.

## Agents Note

There are additional residents & visitors parking spaces in the carpark towards the front of the development.

Pets are welcome on the development.

There is potential to rent garages on the development.



Total floor area 70.4 m<sup>2</sup> (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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welcome to

## Primrose Hill, Charlton Mackrell, Somerton

- Over 50's Residential Park Home
- Two Bedrooms
- Spacious Accommodation
- Driveway Parking & Additional Residents & Visitors Parking
- Good Size Enclosed Gardens

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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