

34 Chilton Park, Bridgwater TA6 3JW £160,000



An affordable and very well presented detached park home benefitting from its own garden, driveway and garage. Gas centrally heated accommodation, consists of hallway, 'L' shaped sitting/dining room, well equipped and modern kitchen, two double bedrooms including walk-in wardrobe and en-suite shower room and separate bathroom. NO ONGOING CHAIN.

Tenure: Leasehold / Energy Rating: EXEMPT / Council Tax Band: A

The property is located in the 'Chilton Park' development which offers plenty of green open space. Local facilities are close to hand, whilst the town centre is under one mile distant.

WELL PRESENTED DETACHED PARK HOME LARGE OPEN PLAN SITTING/DINING ROOM WELL EQUPPED MODERN KITCHEN 2 BEDROOMS INCLUDING EN-SUITE SHOWER ROOM SEPARATE BATHROOM DETACHED GARAGE AND DRIVEWAY OWN GARDEN SITE FEES APPLY OVER 50'S ONLY NO CHAIN





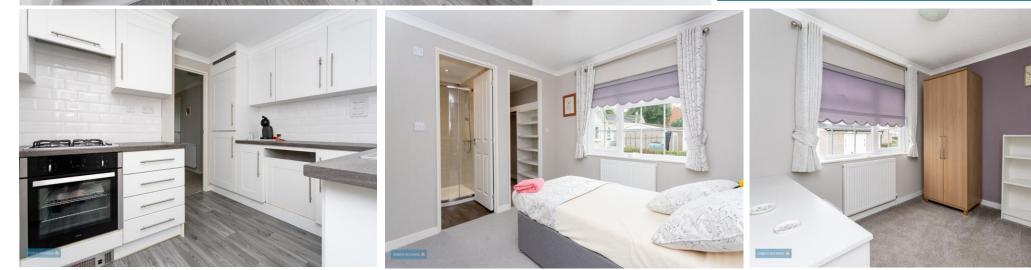


Entrance Hallway Storage cupboard. 13' 8'' x 10' 8'' (4.16m x 3.25m) Sitting Area Contemporary electric fire, opening to; Dining Area 8' 2'' x 7' 1'' (2.49m x 2.16m) Kitchen 11' 6'' x 7' 10'' (3.50m x 2.39m) Well Bedroom 1 wardrobe. **En-Suite Shower Room** basin. Bedroom 2 wardrobes. Bathroom and WC. Outside side gate.

AGENTS NOTE

equipped with a modern range of floor and wall cupboard units incorporating a built-in oven and gas hob. As well as integrated dishwasher and washing machine. 9' 6'' x 9' 1'' (2.89m x 2.77m) with walk-in Corner shower enclosure, WC and wash 9' 2'' x 9' 1'' (2.79m x 2.77m) with fitted Recently installed walk-in bath, wash basin To the front of the property there is a side independent paviour driveway leading to a DETACHED GARAGE. Lawned frontage with access to a fully enclosed rear garden with paved patio area and side lawn and We are advised that the Pitch Fee is

currently levied at £152.50 per month. Please also note that upon sale, 10% of the sale price is to be paid back to the site owner. For any further information please contact the office or the Site Manager at Chilton Park.







GROUND FLOOR 625 sq.ft. (58.1 sq.m.) approx.





TOTAL FLOOR AREA : 625 sg.ft. (58.1 sg.m.) approx. npt has been made to ensure the accuracy of the floorplan contained here, s, rooms and any other items are approximate and no responsibility is take statement. This plan is for illustrative purposes only and should be used as e not been tested and no gu ces shown ems and ap

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a

payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a

non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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