



20 Windmill Close Edithmead

Highbridge, TA9 4HE

Price £136,950



PROPERTY DESCRIPTION

A two bedroom park home situated on a sought after residential site with twelve month occupancy with gas central heating, upvc double glazing.

Entrance hall/utility area, lounge diner, kitchen, two bedrooms, shower room, upvc double glazed windows, gas central heating, designated off street parking, good sized plot.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



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Accommodation (Measurements are approximate)

Upvc double glazed door to;

Entrance Hall/Utility

10'9" x 4'7" (3.28 x 1.40)

Upvc double glazed windows to side and rear, plumbing for automatic washing machine, space for fridge, access to loft space and opening to:

Kitchen

10'0" x 7'10" (3.07 x 2.39)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, gas cooker point, wall mounted 'Worcester' gas boiler supplying hot water and radiators, upvc double glazed window to front, opening to:

Lounge/Diner

14'0" x 11'3" (4.27 x 3.43)

Upvc double glazed windows to front and side, uPVC double glazed door to outside, television point, leading to:

Inner Hall

With Cupboard.

Bedroom 1

10'0" x 9'4" (3.05 x 2.87)

Upvc double glazed windows to side and rear.

Bedroom 2

9'1" x 7'6" (2.79 x 2.31)

Upvc double glazed window to side, built in wardrobe and upvc double glazed door and side panel to raised decking area with steps down to the patio.

Shower Room

6'11" x 4'9" (2.13 x 1.45)

Comprising of 7' x 4'7" tiled shower cubicle, pedestal wash hand basin, close coupled w/c, upvc double glazed obscured window to side.

Outside

The property is set in an attractive plot laid for ease of maintenance with borders containing shrubs and bushes and block built shed with power.

The property benefits from having a designated off street parking space.

Tenure

Leasehold

Ground Rent (£2334.60 per annum) £194.55 paid monthly to include water.

Description

The property is offered with the benefit of twelve month occupancy and no onward chain. The property is conveniently located near to the motorway junction 22 giving excellent access to Bristol, Taunton, Exeter

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and the M4 corridor. There is a main line rail link at Highbridge and Bristol international airport is approximately a forty minute drive.

Burnham-on-Sea town centre and the seafront is a 5 minute drive offering a choice of supermarkets, public houses, cafes as well as other amenities one would expect for a busy seaside town.

The park home is set in a good sized plot, early viewing is recommended by the vendors selling agent.

Directions

Proceed to the M5 roundabout taking the third exit right towards Highbridge Take the first left into Windmill Park and proceed into the development bearing left where the property will be found on your left hand side.

Material Information

Additional information not previously mentioned

- Electric and water supplied via the site.
- 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:

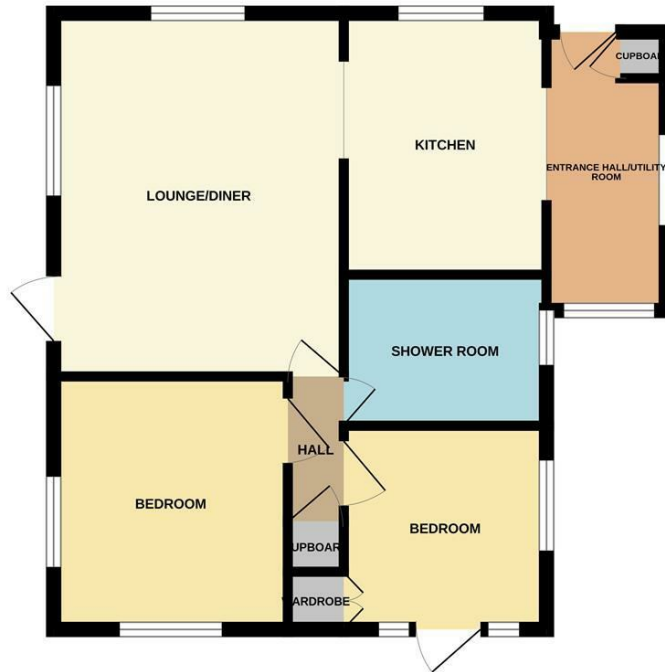
flood-map-for-planning.service.gov.uk/location







20 WINDMILL CLOSE



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. Made with Metropix ©2023



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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

