



Lodge D17 Edithmead

Highbridge, TA9 4HE

Price £123,950





# PROPERTY DESCRIPTION

A beautifully maintained bespoke lodge with large decking area situated on a highly sought after development. Must be seen to be fully appreciated.

Entrance hall\* lounge\* kitchen/breakfast room\* two bedrooms\* shower room\* gas central heating\* off street parking for two vehicles\* large decking area\* twelve month holiday use.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed door to the:

### Entrance Hall

### Lounge

10'10" x 8'10" (3.31 x 2.70)

Upvc double glazed window to the front and television point. Wide opening to the:

### Kitchen/Breakfast Room

12'8" x 9'1" (3.88 x 2.77)

Fitted with an attractive range of wall and floor units to incorporate drainer sink unit, integrated eye level oven with microwave over, gas hob with extractor fan, fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, breakfast bar, two upvc double glazed windows to the side and upvc double glazed window to the front. Two upvc double glazed French doors opening to the decking area.

### Bedroom 1

8'11" x 8'4" (2.73 x 2.56)

Upvc double glazed window to the side.

### Bedroom 2

12'5" x 7'0" maximum (3.80 x 2.15 maximum)

Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Double wardrobe with sliding doors and upvc double glazed window to the side.

### Shower Room

6'0" x 5'4" (1.83 x 1.63)

Corner shower cubicle, close coupled w.c., vanity wash hand basin with cupboards under, extractor fan, upvc double glazed obscured window to the side.

### Outside

To the right hand side of the property is an area of off street parking for two vehicles.

To the side and rear of the property is a lawned area.

### Tenure

Leasehold

Pitch Fee of £342.00 per calendar month to include water.

12 month holiday occupancy

No hiring out the lodge

### Description

This beautifully presented holiday lodge is situated on a popular park and can be occupied for twelve months of the year but can not be rented out.

The lodge is of a bespoke design and briefly comprises entrance hall, lounge with well appointed kitchen/breakfast room off, two bedrooms and a shower room.

# PROPERTY DESCRIPTION

The property benefits from having gas central heating, double glazed windows and a large low maintenance decking area. There is also the benefit of off street parking for two vehicles.

## Directions

From Burnham-on-Sea town centre proceed out along The Queens Driveway and at the Edithmead roundabout junction 22 of the M5 Motorway take the third exit onto the A38 (signposted Highbridge). Take the first left into Windmill Park and upon entering the development take a right to the parking area bearing to the left and you will see row D. Proceed down row D bearing to the right and the lodge will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Electric and gas supplied and payable to West Country Park Homes
- Water not metered and included in the site fees
- Gas central heating
- No Flooding in the last 5 years
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



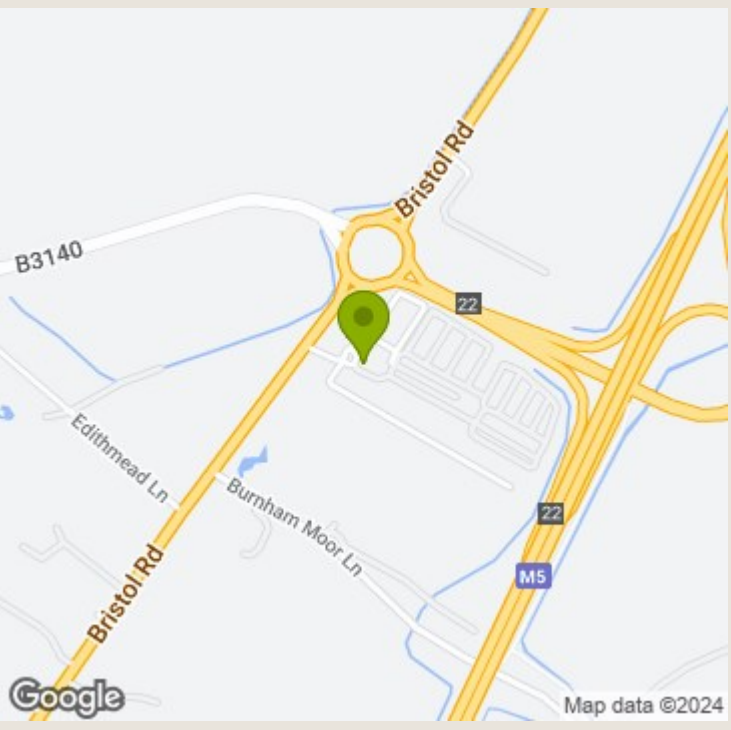
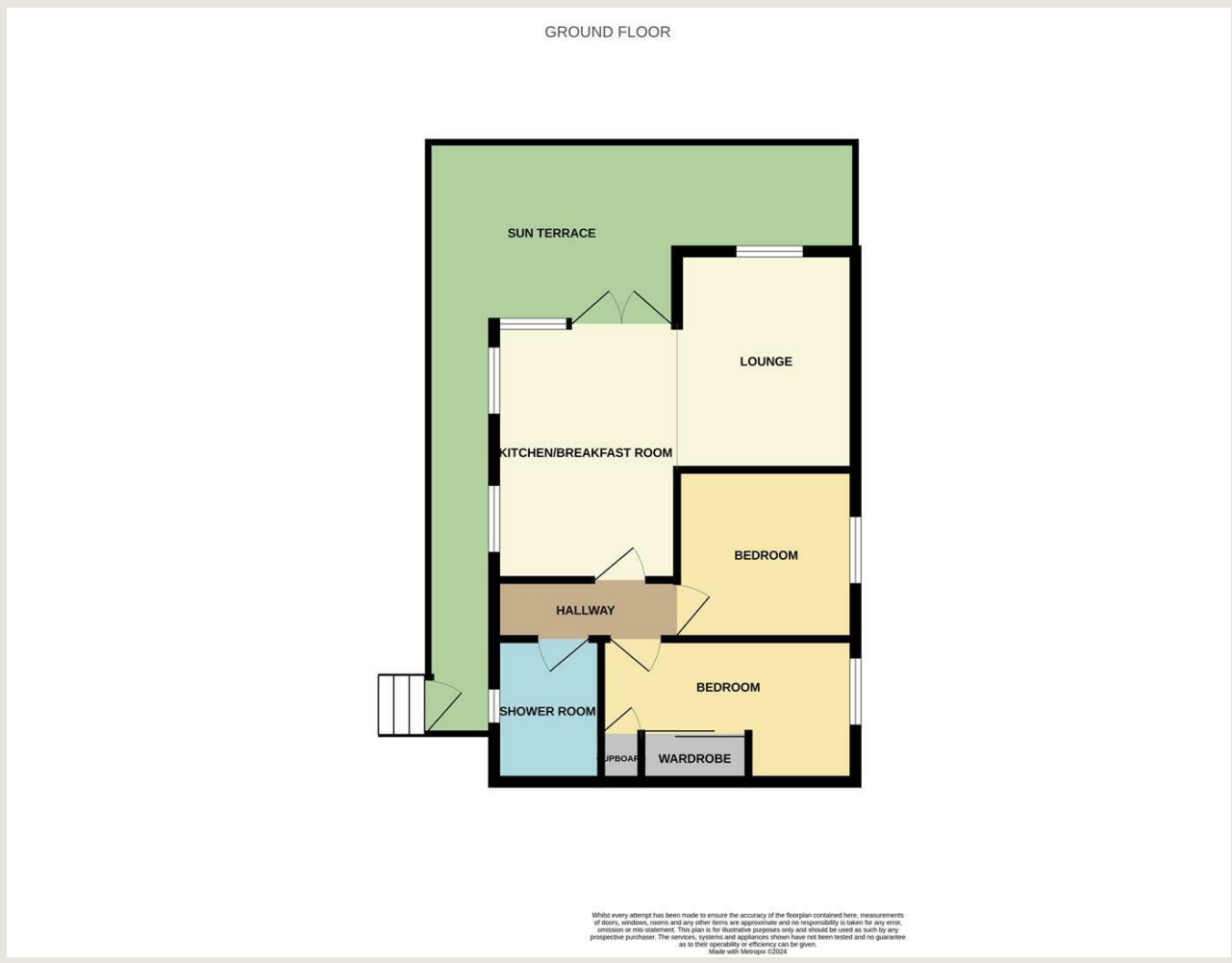












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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

