



17 Rowan Way Claremont Park

Berrow, TA8 2NH

Price £139,000





# PROPERTY DESCRIPTION

An attractive two bedroom park home set in a prime plot offered in excellent decorative order that must be seen to be fully appreciated.

Entrance porch\* lounge/diner\* kitchen/breakfast room\* two double bedrooms\* shower room\* gas central heating\* upvc double glazed windows\* parking\* low maintenance enclosed gardens to the side and rear.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

5'4" x 2'8" (1.65 x 0.82)

Of upvc double glazed construction with further upvc double glazed obscured door to the:

### Kitchen/Breakfast Room

9'10" x 9'3" (3.01 x 2.82)

Fitted with a modern range of wall and floor units to incorporate single sink drainer unit, space for fridge and freezer, plumbing for washing machine, gas cooker point, upvc double glazed window to the side and door to the inner hallway.

### Lounge/Diner

19'3" x 10'11" maximum (5.89 x 3.35 maximum)

Built in storage unit, feature fire surround, upvc double glazed bow window to the front, upvc double glazed French doors opening to the front with steps down to the front garden. Upvc double glazed window to the side. Serving hatch to the kitchen.

### Bedroom 1

9'3" x 7'8" (2.83 x 2.34)

Upvc double glazed window to the side.

### Bedroom 2

9'1" maximum x 7'8" maximum (2.79 maximum x 2.35 maximum)

Range of built in bedroom furniture and upvc double glazed window to the rear.

### Shower Room

6'1" x 5'0" (1.87 x 1.54)

Low level access shower enclosure, close coupled w.c, pedestal wash hand basin, cupboard housing the gas boiler supplying domestic hot water and radiators, upvc double glazed obscured window to the side.

### Outside

To the front of the property is an open plan garden laid for ease of maintenance with shrubs and bushes.

To the right hand side of the property is a driveway offering off street parking and two wrought iron gates opening to the:

### Side garden

Laid for ease of maintenance.

### Rear Garden

Low maintenance garden shed. Outside tap.

### Tenure

Leasehold

Ground Rent £200.00 per annum

# PROPERTY DESCRIPTION

Service Charge £2467.55 per annum payable to West Country Park Homes Limited

## Description

This attractive park home is situated in a prime plot in a sought after residential development and has been upgraded and improved over the years to offer well planned, well appointed living accommodation.

The property briefly comprises entrance porch, lounge/diner, well appointed kitchen/breakfast room, two double bedrooms and upgraded shower room.

The property benefits from having upvc double glazed windows, gas central heating with modern boiler, off street parking and enclosed low maintenance gardens to the side and rear.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From Burnham-on-Sea proceed along Berrow Road in a northerly direction passing the inland lighthouse on the left hand side. Proceed into the village of Berrow passing the Co-op convenience store and the village green before turning sharp left and first right into Parsonage Road. Take the next right by the village hall into Claremont Park. Proceed into Claremont Park turning left into Bramble Drive. Follow the road round which in turn becomes Rowan Way.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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)







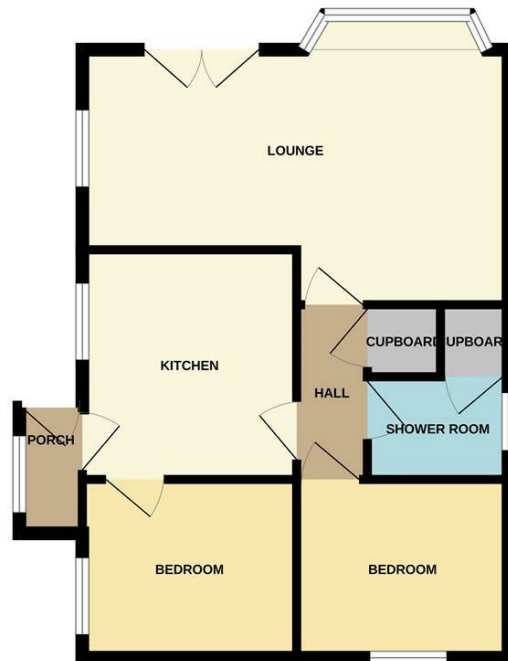








GROUND FLOOR



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.  
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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. Berryman's 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

