



25 Caramia Park Sealeys Close

West Huntspill, TA9 3SJ

Price £115,000



# PROPERTY DESCRIPTION

A two bedroom park home set in a prime plot in a sought after development backing onto agricultural land with gas central heating, double glazed windows, enclosed garden area, designated off street parking directly opposite the property.

Entrance porch\* lounge/dining room\* kitchen with lean to off\* two double bedrooms\* bathroom\* gas central heating\* double glazed windows\* designated off street parking\* backing onto agricultural land.

## 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

Upvc double glazed window to the side. Two steps rise to the part glazed door giving access to the:

### Lounge/Diner

19'4" x 10'11" maximum (5.90 x 3.35 maximum)

Upvc double glazed box bow window to the rear with aspect over agricultural land towards the village church, further upvc double glazed box bow window to the side. Feature fire surround, television point and door to the:

### Inner Hall

Storage cupboard.

### Kitchen

9'11" x 9'3" (3.03 x 2.82)

Fitted with a range of wall and floor units, single sink drainer unit, space for fridge/freezer, cooker point, upvc double glazed window to the side.

Door to the:

### Lean To

10'0" x 7'4" (3.05 x 2.24)

Door to outside.

### Bedroom 1

9'3" x 7'7" (2.83 x 2.33)

Upvc double glazed box bow window to the front.

### Bedroom 2

9'2" x 7'7" (2.81 x 2.33)

Upvc double glazed window to the side.

### Bathroom

6'1" x 5'3" (1.87 x 1.62)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Airing cupboard, light/shaver point, upvc double glazed obscured window to the side.

### Outside

To the front of the property is a boundary fence with gate giving access to the front garden with borders containing mature bushes and shrubs.

Pathway leading to the:

### Rear

Attractive enclosed garden area with lawn and backing onto agricultural land.

Situated directly opposite the property is a designated off street parking space.

# PROPERTY DESCRIPTION

## Tenure

Leasehold

Site Fees £192.28 per 28 days

Residents must comply with the site rules and regulations.

Residents must be 50 years and over.

No children to live on the site. Grandchildren on a visiting basis only.

One small dog allowed but no cats.

## Description

Caramia Park is situated in a quiet location in the highly sought after village of West Huntspill.

The site is restricted to people over the age of 50 and the park home is set in a prime plot backing onto agricultural land briefly comprising entrance porch, lounge/diner, kitchen/breakfast room with lean to off, two double bedrooms and bathroom.

The property is offered in clean and tidy order throughout and benefits from gas central heating, double glazed windows, enclosed garden and designated off street parking space for one vehicle directly opposite the property.

## Directions

From Burnham-on-Sea proceed into Highbridge along the A38. Continue

through Highbridge into the village of West Huntspill and upon seeing the Crossways Inn on the left hand side take a right turn into Church Road. Proceed for approximately 200 yards and turn right into Sealeys Close. Proceed into Caramia Park bearing to the left and No.25 will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and gas charged quarterly
- Water charged monthly via site.
- 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

