



12b Windmill Close Edithmead

Highbridge, TA9 4HE

Price £115,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A one/two bedroom park home situated in a popular residential development.

Covered veranda giving access to the Entrance porch\* lounge\* kitchen/diner|\* double bedroom\* sitting room/bedroom 2 extension\* shower room\* double glazed windows\* gas central heating\* off street parking for two vehicles\* low maintenance gardens to the front, either side and rear. Offered in good decorative order throughout.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Steps lead to a:

### Covered Veranda

12'9" x 2'7" (3.91 x 0.80)

Giving access via obscured upvc double glazed door to the:

### Entrance Porch

6'0" x 2'9" (1.84 x 0.85)

Upvc double glazed window to the side. Bi-fold door to the storage/cloaks cupboard. Door to the:

### Entrance Hall

### Lounge

11'3" x 9'11" (3.43 x 3.03)

Upvc double glazed bow window to the front and upvc double glazed window to the side. Upvc double glazed door opening to the side veranda. Sliding door to the:

### Kitchen/Diner

12'7" maximum x 10'11" (3.84 maximum x 3.34)

Fitted with a range of wall and floor units to incorporate gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, extractor fan, cupboard housing the gas combination boiler supplying domestic hot water and radiators, upvc double glazed windows to either side and door to the sitting room/bedroom 2.

### Bedroom

9'6" x 7'0" (2.90 x 2.14)

Floor length wardrobes with built in safe and range of built in bedroom furniture, upvc double glazed window to the side.

### Shower Room

7'3" x 3'10" (2.21 x 1.18)

Comprising shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan and tiled walls.

### Bedroom 2/Sitting Room

16'5" x 7'3" (5.01 x 2.23)

Two upvc double glazed windows to the side and upvc double glazed window to the front. Upvc double glazed door to the rear garden.

### Outside

Located to the front of the property is a parking space for one vehicle. Further parking located directly opposite.

To the front of the property is an attractive garden area laid for ease of maintenance.

Gate to the right hand side of the property opens to the side and rear gardens.

### Rear Garden

Laid for ease of maintenance.

# PROPERTY DESCRIPTION

Low maintenance shed.

## Tenure

Leasehold

£190.46 per month (£2,285.52 per annum)

The ground-rent does not include the cost of building repairs to the individual property.

The ground-rent charge covers the upkeep of the Park's infrastructure (roadways, street-lighting, perimeter fences etc.)

The home-owner is responsible for their own 'utility' charges - gas/electric/water/sewage/home insurance etc.

## Description

The property is offered with the benefit of 12 month occupancy.

The property is conveniently located close to the M5 junction 22 giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is a forty minute drive.

Burnham-on-Sea town centre and sea front is approximately a five minute drive offering a choice of supermarkets, cafes, restaurants etc.

This attractive park home offers flexible accommodation and briefly

comprises covered veranda opening to the entrance porch which in turn opens to the entrance hall, lounge, well appointed kitchen/diner, well appointed shower room and double bedroom. To the left hand side of the property there is an extension offering highly versatile space ideal as a sitting room/second bedroom.

## Directions

Proceed to the M5 junction 22 roundabout taking the third exit right into Highbridge. Take the first left into Windmill Park. Proceed into Windmill Park bearing to the left following the road around to the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

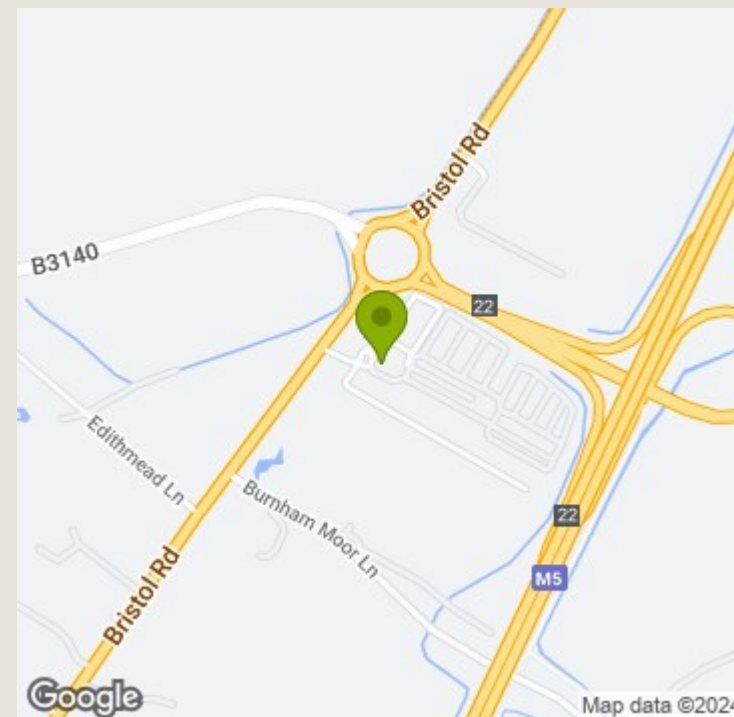
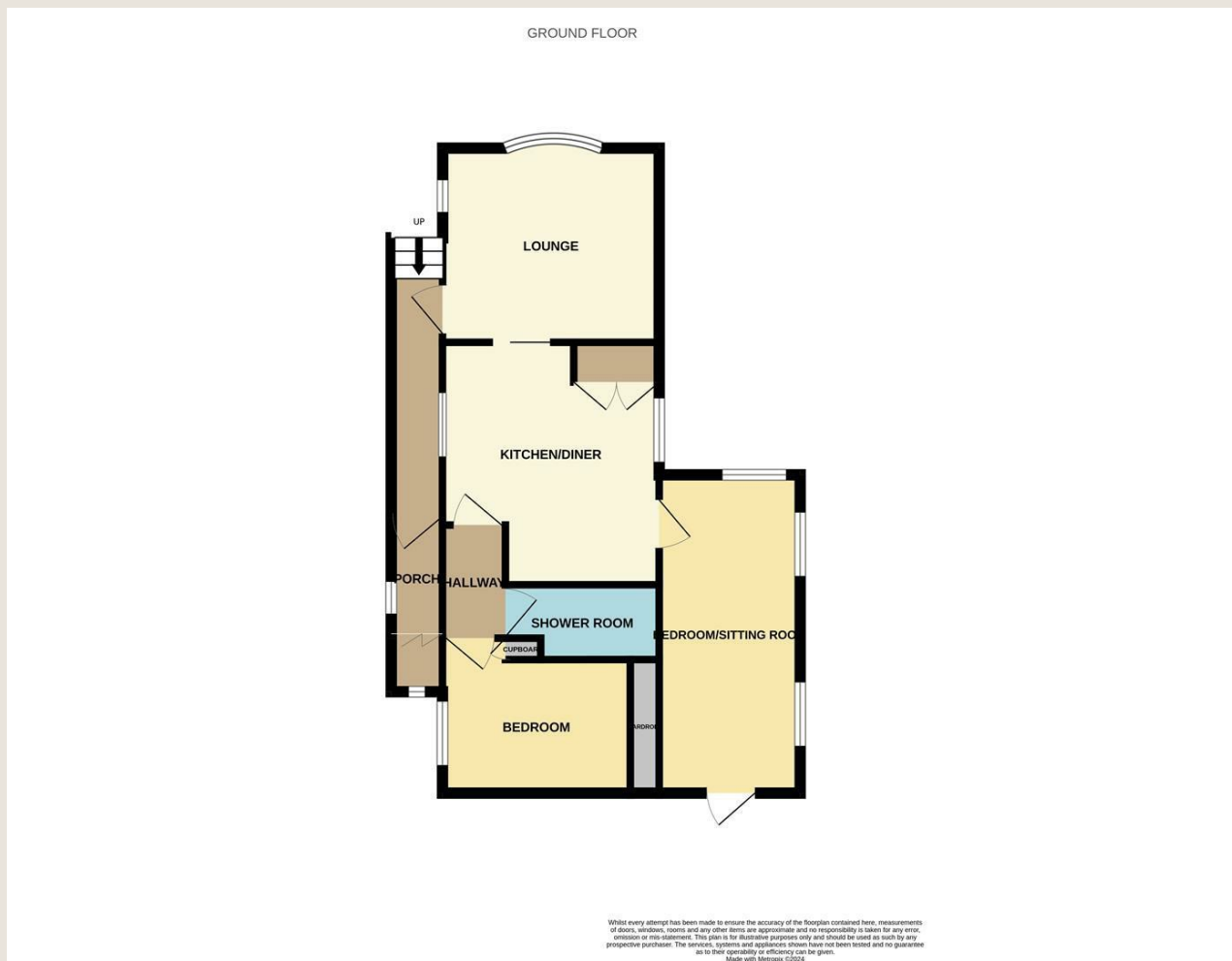
Flood Information:

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

