



 2  
Bedrooms

 1  
Bathroom

## 2 BEDROOM GAS CENTRALLY HEATED AND DOUBLE GLAZED PARK HOME UNIT FOR SALE

### THE PROPERTY - 20 Sandacre Park, Old Burnham Road, Highbridge, TA9 3JQ

*Entrance Hall, Lounge, Kitchen Area, 2 Bedrooms, Bathroom, Separate WC, Gas Central Heating, Double Glazing, Gravelled Surrounds with Utility Shed*

**SITUATION** - Standing in a small residential Park Home Site lying within the curtilage of the Somerset town of Highbridge. There are various facilities in the surrounding area and in particular the Asda and Co-op supermarkets are closeby. The town also offers churches, schools, Dr's Surgery, various shops and restaurants. Further facilities at Burnham-on-Sea. Main line railway station in Highbridge. Access to the M5 interchange Junction 22 to the North and Junction 23 to the South.

#### ACCOMMODATION

##### ENTRANCE HALL

Double glazed entrance door, radiator, two spotlights and cupboard housing the 'Ideal' gas-fired boiler providing domestic hot water and central heating.

##### LOUNGE *3.61m x 3.49m / 11' 10 x 11' 5*

Double glazed bow window, three further double glazed windows, radiator, fitted sofas and double glazed door to the outside.

##### KITCHEN AREA

Single drainer single unit with mixer tap. Range of fitted base units with roll top working surfaces. Fitted 'Stoves' gas 4-ring hob and oven. Double glazed window and two spotlights.

##### BEDROOM *3.20m x 2.13m / 10' 6 x 7' 0 (max)*

Double glazed window, radiator, fitted double wardrobe, fitted shelving and two spotlights.

##### BEDROOM *2.46m x 2.10m / 8' 1 x 6' 11 (max)*

Double glazed window, radiator, fitted wardrobe, high-level shelving and two spotlights.

##### BATHROOM

Panelled bath, corner shower cubicle, pedestal wash hand basin and low-level WC. Double glazed window and radiator.

##### SEPARATE WC

Low-level WC and pedestal wash hand basin. Double glazed window.

**OUTSIDE** - Gravelled areas surround the park home unit

**UTILITY SHED** - Plumbing for automatic washing machine

**SERVICES** - Mains Water, Electricity, Gas and Drainage are connected.

**OUTGOINGS** - Sedgemoor District Council, Tax Band: A - £1,416.76 for 2023/24

Ground Rent: £235 per month - to be reviewed in January 2024

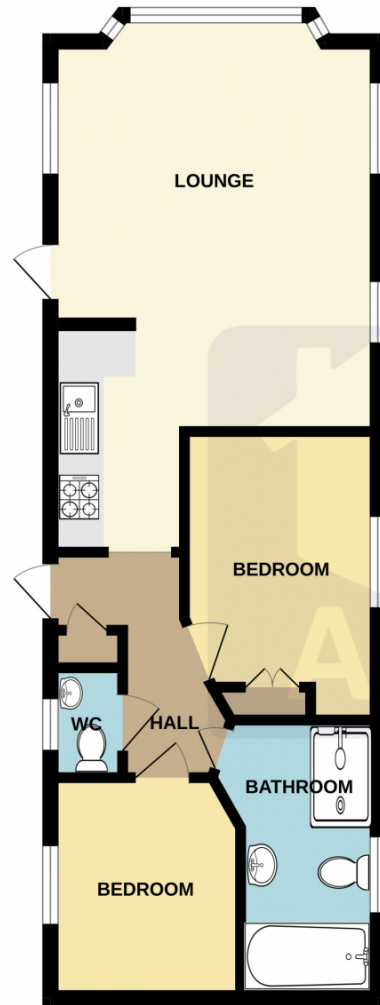
Annual Service Charge: approximately £250 - for water & drainage at the Unit and also for on-site electricity.

#### SITE NOTES

**AGE RESTRICTION:** Owners/Occupiers are to be aged 50 years of age or over.

**PETS:** One dog is permitted with the Site Owner's registered permission. Replacement pets will not be permitted. Apply to Site Owner for confirmation.

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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