

**30 KINGCOTT MILL FARM, CLEVEDON ROAD
FLAX BOURTON, BS48 1LZ
REFERENCE: AWN01752**



£85,000

- * A brand new Prestige Minuet Park home
- * 10 year guarantee * Stunning views over open fields
- * Kitchen/dining area with integrated appliances and a solid oak dining set
- * Lounge area with soft furnishings included
- * Two bedrooms with fitted wardrobes and beds included
- * Parking * Viewing is highly recommended

30 Kingcott Mill Farm, Clevedon Road, Flax Bourton, BS48 1LZ

A BRAND NEW PRESTIGE MINUET PARK HOME THAT COMES WITH A 10 YEAR GUARANTEE. THIS PARK HOME IS SITUATED IN A DESIRABLE SITE AND IN A FANTASTIC POSITION WITHIN AS IT OFFERS STUNNING VIEWS OVER OPEN FIELDS. THE PROPERTY COMPRISES OF A FULLY FITTED KITCHEN/DINING AREA INCLUSIVE OF AN INTEGRAL WASHING MACHINE, DISHWASHER, FRIDGE, FREEZER, COOKER AND HOB AND A SOLID OAK DINING SET, A LOUNGE AREA WITH FEATURE FIREPLACE AND INCLUSIVE OF ALL SOFT FURNISHINGS, TWO BEDROOMS WITH FITTED WARDROBES AND BEDS BATHROOM AND PARKING. VIEWING IS A MUST.

ALL SIZES ARE APPROXIMATE, THE ACCOMMODATION COMPRISES OF;

ENTRANCE HALL: doors to; open plan Living space, Bedroom One, Bedroom Two and Bathroom, wall mounted carbon monoxide, wall mounted Honeywell heating thermostat, double radiator, smoke alarm,

OPEN PLAN LIVING AREA: 18' 8" x 10' 2" (5.69m x 3.10m) (broken down into Kitchen/ dining area 10'4 x 7'7) uPVC double glazed Georgian style window overlooking side aspect, inset stainless steel bowl and drainer with swan neck mixer tap over, range of shaker style ivory drawers, base and eye line units with wood effect roll top work surfaces over, tiled splash backs, integrated gas hob, integrated oven , integrated extractor fan, integrated fridge, integrated freezer, integrated washing machine, matching shaker style unit housing the combination boiler, further uPVC Georgian style double glazed window overlooking opposite side aspect, double glazed sky light, double radiator, wood effect vinyl flooring



LOUNGE AREA: 10' 9" x 10' 3" (3.27m x 3.12m) Georgian style uPVC double glazed bay window overlooking side aspect, double radiator, feature fireplace with stone affect mantle and harth with inset electric fire, television point, uPVC double doors with Georgian style windows with stunning views over open fields, double glazed sky light and down lighters, the sale is inclusive of a solid oak four seater extending dining table, two seater sofa and one seater matching chair, solid oak coffee table,



BEDROOM ONE 8' 6" x 8' 2" (2.59m x 2.49m) double glazed Georgian style window overlooking side aspect, double radiator, television point, fitted wardrobe with hanging rail and shelving above also housing the fuse board, matching side pedestal, cupboard with slatted shelving and wall mounted electric heater, coving to ceiling, double bed inclusive in the sale



BEDROOM TWO: 7' 3" x 5' 0" (2.21m x 1.52m) uPVC Georgian style double glazed window overlooking side aspect, double radiator, fitted wardrobe with hanging rail and shelving above, single bed inclusive in the sale



BATHROOM: 7' 3" x 5' 5" (2.21m x 1.65m) obscured uPVC Georgian style double glazed window overlooking side aspect, three piece suite comprising of wash hand basin inset in vanity unit with cupboards below and swan neck mixer over, panelled bath with shower attachment over, close coupled WC, extractor fan, double radiator, wood effect vinyl flooring



To the outside of the property there is an outdoor light, hedgerow partially inclosing boundary, outdoor electrical points, further outdoor light to the rear, shingled area, outdoor tap, metal shed, storage under the park home, lawned area and feature hedgerow

PARKING: The property further benefits from parking.

VIEWS:



VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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E-mail: infonailsea@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office

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MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.