



Bridge Park, Doniford

Watchet, TA23 0TH.

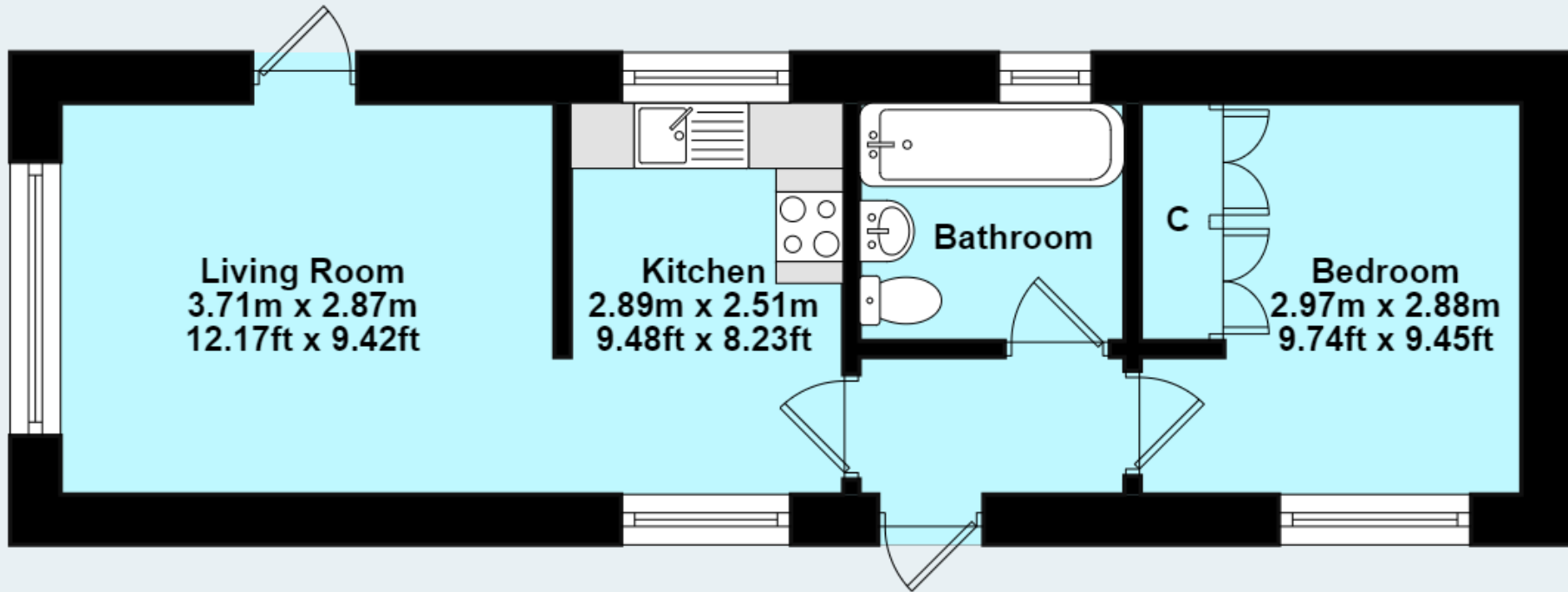
£79,950 Leasehold

			N/A
1	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



TOTAL FLOOR AREA:
30.57sqm (329.05sqft) Approx.

Description

A detached 1 bedroom park home for permanent occupation for over 55s situated on the edge of the popular town of Watchet, available with No Onward Chain.

- Detached
- 1 Bedroom
- In Need Of Cosmetic Improvement
- Off Road Parking
- No Onward Chain

A detached park home situated on the small and well kept Bridge Park park home site just 1 mile from the historic town of Watchet with its comprehensive amenities. The park home is equipped with modern uPVC double glazing throughout, propane gas central heating and has the benefit of 1 off road parking space and No Onward Chain

The accommodation in brief comprises; half glazed uPVC door into; Entrance Hall, wood effect laminate flooring, storage cupboard. Open plan Kitchen/Living Room; with a triple aspect, TV point, uPVC door to side, feature fireplace with marble effect surround and hearth, wooden mantel piece over, fitted kitchen comprising cupboards and drawers with wood effect rolled edge worktops, tiled splashbacks, 1 ½ bowl stainless sink all fridge/freezer, fitted electric oven with four ring gas hob and extract fan over, cupboard housing Baxi propane gas combi boiler for central heating and hot water. Bedroom; aspect to side, built in wardrobe. Bathroom; panelled bath with tiled surrounds, low level W/C, pedestal wash basin.

SERVICE CHARGE: We understand the current service charge is £200pcm. The water and electricity bills are shared with the other approximately 24 dwellings on site and are individually billed to each owner by the site owners on a quarterly basis.

AGENTS NOTE: This home is sold and sits on a site with ongoing unlimited lease and the park home can remain on the site indefinitely as long as it is maintained to a good standard. Pets also considered.



OUTSIDE: The park home benefits from level manageable gardens laid to grass with fenced borders and the sale includes 2 sheds. There is also off road parking for at least one vehicle.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty

Services: Mains water, mains electricity, mains drainage, calor gas heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: A

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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