

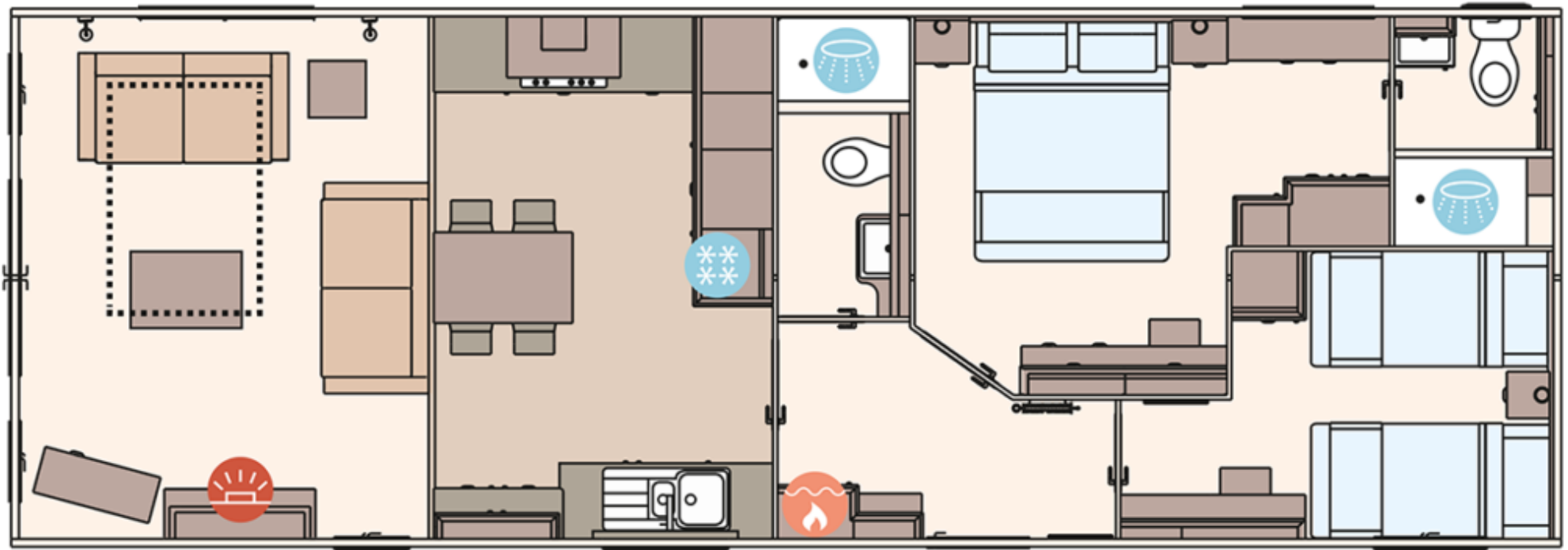


Haven, Doniford
Watchet, TA23 0TJ
£65,000 Leasehold

			N/A
2	1	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

An immaculately presented two bedroom lodge situated on a popular holiday park on the edge of Watchet with far reaching sea views.

- Lodge
- 2 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

The property comprises an immaculately presented Ambleside 40 x 14 2 bedroom park home situated within gated grounds on the Haven, Doniford site. The home benefits from mains gas central heating, full uPVC double glazing, 1 allocated parking space, and a wrap around deck taking advantage of the superb views.

No Chain and viewings are highly recommended.

The accommodation in brief comprises; Door into Entrance Hall, boiler cupboard Morco gas boiler for central heating and hot water, door into open plan Living Room, Kitchen, Dining Room; with partial wood effect fitted Kitchen cupboards and drawers, and coloured cupboards and drawers under a wood effect worktop with inset sink and drainer, mixer tap over, fitted electric oven with fitted microwave over, integrated dishwasher, 5 ring gas hob, integrated fridge/freezer, fitted electric oven with surround, ample room for dining table, French doors to the decking platform. Shower Room with shower cubicle with thermostatic shower over, low level WC, wash basin, heated towel rail. En-Suite Master Bedroom with fitted wardrobes, and door into En-Suite Shower Room; shower cubicle with thermostatic mixer shower, low level WC, wash basin, heated towel rail. Bedroom 2; with twin beds and built in wardrobe.

OWNERS BENEFITS: Being a Park Home owner at Haven gives you discounts of certain services, access to the Owners Lounge and all the parks activities and eateries. The park home is situated in a gated area of the park and the unit can be sublet and dogs are allowed on site.

SERVICE CHARGE: £10,405.00 per annum.





GENERAL REMARKS AND STIPULATION

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

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

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

Council Tax Band: N/A

Parking: There is one allocated parking space 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 October 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.