



**14 Beachlands Park Sand Road, Kewstoke, Weston-Super-Mare, BS22 9UE**

**£175,000**

- Well Presented Double Unit Park Home
- Two Reception Rooms
- Two Parking Spaces
- Close to Sand Bay Beach
- Two Double Bedrooms
- Bathroom & En-Suite To Master
- Double Glazed & GCH
- No Chain

# 14 Beachlands Park Sand Road, Weston-Super-Mare BS22 9UE

Rachel J Homes is thrilled to market this Well Presented Double Unit Park Home, situated on Beachlands Park which is a lovely site of only 15 homes and located in Sand Bay, close to the sea front, amenities and local shops. There is a also private gate for residents to access the beach road. The good sized accommodation briefly comprises of Entrance Hall, Lounge, Dining Area, Kitchen, Two Bedrooms with fitted units and Ensuite to the Master, Bathroom, Wrap Around Low Maintenance Garden with brick built shed with power, Two Parking Spaces. Added benefits of this super home include Double Glazing, Gas Central Heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC

Leasehold

Council Tax Band: A



### **Entrance Hallway**

Upvc Double glazed entrance door, coved ceiling, radiator, inner hallway with doors to bedrooms, archway to;

### **Dining Room**

**2.98 x 2.35 (9'9" x 7'8")**

Upvc Double glazed patio doors to front, coved ceiling, radiator, door to Kitchen, archway through to;

### **Lounge**

**6.20 into bay x 3.47 (20'4" into bay x 11'4")**

Upvc Double glazed dual aspect bay windows to Front and Side, coved ceiling, electric fire set into decorative surround with marble hearth, T.V point, telephone point, radiator.

### **Kitchen**

**3.30 x 2.88 (10'9" x 9'5")**

Upvc Double glazed door and window to rear, range of wall and base units with work surface over and tiled splash back, inset electric hob with extractor over and electric oven under, space for washing machine, tumble dryer and fridge freezer, one and half bowl sink and drainer with mixer tap over, cupboard housing Worcester Combi boiler, radiator.

### **Bedroom 1**

**3.17 x 2.89 (10'4" x 9'5")**

Upvc Double glazed window to rear, coved ceiling, built in wardrobes and over bed storage, radiator door to;

### **En-Suite**

**2.11 x 1.44 (6'11" x 4'8")**

Upvc Double glazed window to rear, coved ceiling, low level W/C, pedestal wash hand basin, shower cubicle with hot water mixer shower, radiator.

### **Bedroom 2**

**2.90 x 2.66 (9'6" x 8'8")**

Upvc Double glazed bay window to front, coved ceiling, built in wardrobes, over bed storage, T.V point, radiator.

### **Bathroom**

**2.03 x 1.99 (6'7" x 6'6")**

Upvc Double glazed window to front, low level W/C, wash hand basin set into vanity unit, double walk in shower, part tiled walls, radiator.

### **Rear**

Laid to patio and decorative chippings with mature

shrubs, outside tap, purpose built shed with light and power.

### **Front**

Laid to patio with parking for two cars at either side of the property, outside tap, steps to Entrance Door.

### **Additional Information**

Over 55's Site

Ground Rent £243.92 Per Month

The property is on mains gas, electric and water

Insurance is approx. £234 pa

Council Tax Band A £1365.76 pa No pets

property is 20 years old

Boarded and Insulated Loft







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

