

**3 Ash Tree Park, Lower Norton Lane, Kewstoke, Weston Super Mare, BS22 9YR
£115,000**

- Well Presented Park Home
- Ensuite and Shower Room
- Open-Plan Living Area
- Modern Decor

- Two Bedrooms
- Space for Two Parked Cars
- Partly Furnished

3 Ash Tree Park, Lower Norton Lane, Weston Super Mare BS22 9YR

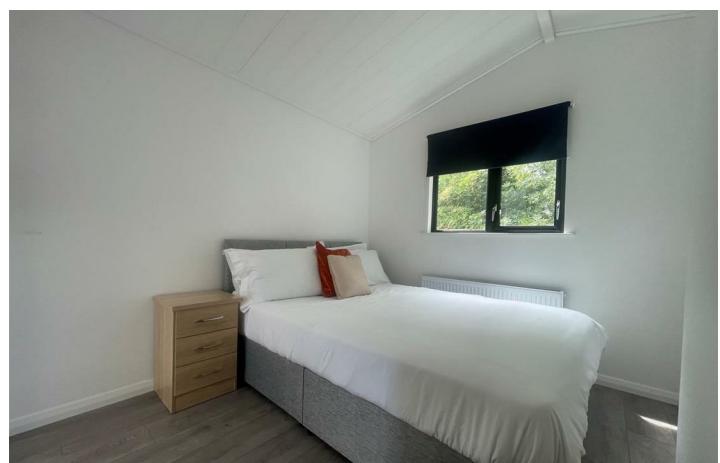
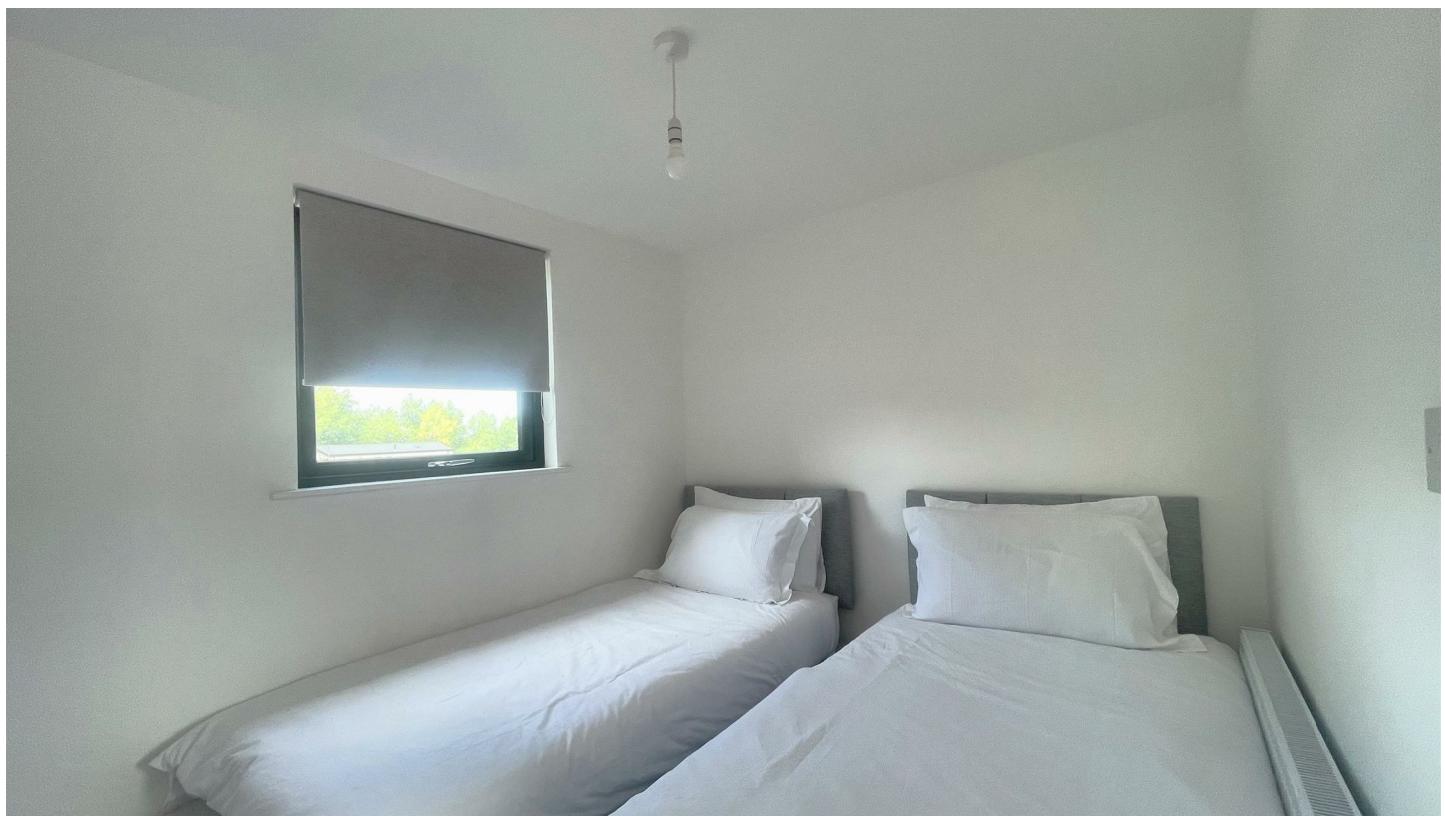
Rachel J Homes is thrilled to market this Holiday Lodge situated in the popular village of Kewstoke, and close to Sand Bay. These high spec. homes are beautifully presented and briefly consist of Entrance Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Ensuite to Master, Shower Room, Parking Space. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band:



Entrance Hall

Composite entrance door, Upvc double glazed window to side, radiator, laminate flooring, doors off

Bedroom One

3.02 x 2.43 (9'10" x 7'11")

Upvc double glazed window to rear, built-in storage cupboard, radiator, laminate flooring, door to

Ensuite

Low-level W/C, wash handbasin set into vanity unit, corner shower with hot water mixer shower over, laminate flooring.

Bedroom Two

2.27 x 2.62 (7'5" x 8'7")

Upvc double glazed window to side, radiator, laminate flooring

Shower Room

2.25 x 1.90 (7'4" x 6'2")

Upvc double glazed window to side low-level WC, corner shower with hot water mixer shower, wash handbasin set to vanity unit, laminate flooring.

Open Plan Living

3.99 x 3.63 (13'1" x 11'10")

Upvc double glazed dual aspect windows to sides, Upvc double glazed French doors and side panels to rear, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over and electric oven under, built-in fridge freezer and washing machine, wall mounted boiler housed in cupboard, stainless steel sink and drainer, radiator, TV point, laminate flooring.

Outside Area

Composite deck area to rear and side, wrap around lawn area, parking area for 2 cars.

Tenure: Leisure Licence

Council Tax: N/a

Years Remaining: 50 Years

Ground Rent/Service Charges: 2700.00 per year





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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	