



9 Ash Tree Park, Lower Norton Lane, Weston super Mare, N Somerset, BS22 9YR
£170,000

- Well Presented Holiday Park Home
- Ensuite to Master
- Kitchen
- Parking for Two Cars
- Two Bedrooms
- Lounge
- Double Glazed and GCH
- Edge of Kewstoke

9 Ash Tree Park, Weston super Mare BS22 9YR

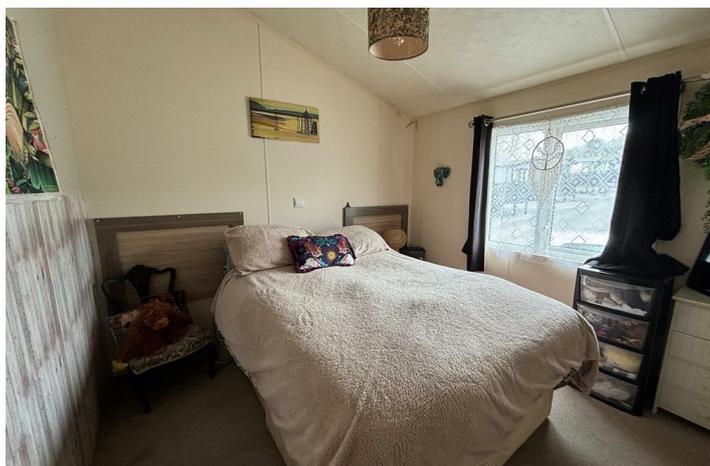
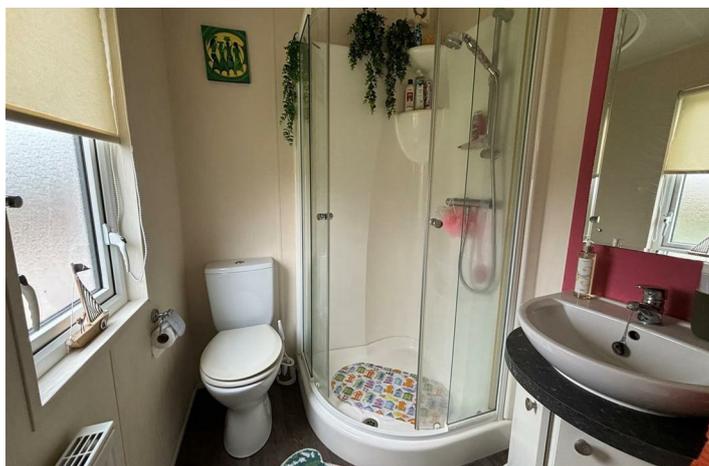
Rachel J Homes is thrilled to market this Holiday Lodge situated in the popular village of Kewstoke, and close to Sand Bay. If you are looking for a holiday home that you can live in all year round then make sure this is on your list to view. A beautifully presented home which briefly consists of Entrance Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Ensuite to Master, Shower Room, Parking Space. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band:



Open Plan Lounge / Dining /Kitchen area

7.53 x 5.92 (24'8" x 19'5")

Upvc Double glazed entrance door. into inner hallway
cupboard housing boiler

Dual aspect Upvc Double glazed windows to sides
and front, Upvc Double glazed patio doors, three
radiators, electric feature fire, TV point.

Kitchen Area

2.93 x 2.92 (9'7" x 9'6")

Upvc Double glazed window to side, range of wall
and base units with work surface over , integrated
dishwasher, washing machine, fridge freezer and
microwave, space for gas cooker with extractor
above, door to ;

Inner Hallway

Radiator, doors off to rooms.

Bedroom 1

2.92 x 2.79 (9'6" x 9'1")

Upvc Double glazed window to side, radiator, high
storage cupboards, large walk-in wardrobe.

En-Suite

Upvc Double glazed window to side, low level W/C,
pedestal wash hand basin, shower cubicle with
electric shower, radiator.

Bedroom 2

2.89 x 2.69 (9'5" x 8'9")

Upvc Double glazed window to side, radiator, large
walk-in wardrobe.

Bathroom

2.07 x 1.77 (6'9" x 5'9")

Upvc Double glazed window to side, radiator, low
level W/C, panel bath with shower attachment,
pedestal wash hand basin, extractor fan.

Outside

Parking for 2 cars,

Additional Information

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	