



**6 Paddock Park, New Bristol Road, Weston-Super-Mare, BS22 6BW**

**£160,000**

- Double Unit Park Home
- L-Shaped Lounge/Diner
- Bathroom & En-Suite
- Parking
- Two Double Bedrooms
- Kitchen
- Double Glazed & GCH
- No Chain



# 6 Paddock Park, New Bristol Road, Weston-Super-Mare BS22 6BW

Rachel J Homes is pleased to market this Double Park Home ideally situated on the popular Paddock Park site giving easy access to shops, amenities and transport links. The accommodation briefly comprises of Entrance, Lounge/Diner, Kitchen, Two Double Bedrooms, En-Suite and Walk in Wardrobe, Bathroom, Low Maintenance Wrap Around Garden and Parking Available. Added benefits include double glazing, gas central heating and NO CHAIN. Accompanied viewings - CALL NOW !!!



EPC

Leasehold

Council Tax Band: A



### **Entrance Hallway**

Upvc Double glazed entrance door, coved ceiling, radiator, three storage cupboards, loft hatch, doors off to all rooms.

### **L-Shaped Lounge / Diner**

**5.94 x 5.91 max sizes (19'5" x 19'4" max sizes)**

Dual aspect Upvc Double glazed windows and French Doors to side and rear, coved ceiling, TV point, three radiators, wall mounted electric fire, door to;

### **Kitchen**

**3.24 x 2.86 (10'7" x 9'4")**

Upvc Double glazed window and door to side, range of wall and base units with work surface over and tiled splashback, sink and drainer, gas hob with electric oven under and extractor over, integrated fridge freezer and dishwasher, space for washing machine, radiator, Combi boiler housed in cupboard, storage cupboard with space for tumble dryer.

### **Bedroom 1**

**3.04 x 2.88 (9'11" x 9'5")**

Upvc Double glazed window to side, radiator, built-in single wardrobe and overbed storage, door to walk-in wardrobe, door to;

### **En-Suite**

Upvc Double glazed window to side, shower cubicle with hot water mixer shower, pedestal wash and basin, low-level W/C, radiator, part tiled walls.

### **Bedroom 2**

**3.04 x 2.87 (9'11" x 9'4")**

Upvc Double glazed window to side, radiator, built-in wardrobes and over bed storage.

### **Bathroom**

**2.00 x 1.80 (6'6" x 5'10")**

Upvc Double glazed window to side, panel bath, pedestal wash hand basin, low-level W/C, part tiled walls, radiator.

### **Warp Around Garden**

Enclosed by fencing and laid to decorative gravel with paved pathway, raised patio area, brick built storage, parking space.

### **Additional Information**

Over 50s only

Ground Rent - £229 per month includes water and site maintenance.

Council Tax Band A - approx £1510.94 per year.

2007 Build











## Viewings

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

EPC Rating:

### Ground Floor

