



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

**£110,000**

- Two Bedroom Single Park Home
- Lounge
- Double Glazed and GCH
- Redecorated Throughout and New Carpets
- Kitchen
- Shower Room
- Parking Space
- No Chain



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

Rachel J Homes is delighted to market this Park Home located on the popular Paddock Park Site, for over 55's, which is situated on the level, close to Shops, Amenities, and Transport Links. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Wrap Around Garden and Parking. Added benefits of this super home include double glazing, gas central heating, new carpets, plus there is no onward chain. Accompanied viewings - CALL NOW!!!



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EPC

Leasehold

Council Tax Band: A



### **Entrance Hallway**

Steps to Upvc Double glazed entrance door, storage cupboard, heating thermostat, doors off to all rooms.

### **Kitchen**

**3.49 x 2.14 (11'5" x 7'0")**

Dual aspect Upvc Double glazed windows to side, range of wall and base units with worksurface over and tiled splashback, gas hob with electric oven under and extractor over, Combi boiler housed in cupboard, stainless steel sink and drainer, space for under counter fridge and washing machine.

### **Lounge**

**3.49 x 3.34 (11'5" x 10'11")**

Upvc Double glazed bay windows to front, Upvc Double glazed patio doors and window to side, coved ceiling, radiator, TV point, electric feature fire.

### **Bedroom 1**

**2.89 to x 2.41 (9'5" to x 7'10")**

Upvc Double glazed window to side, coved ceiling, built-in double wardrobes and over bed storage, TV point, radiator.

### **Bedroom 2**

**2.61 x 1.49 (8'6" x 4'10")**

Upvc Double glazed window to side, coved ceiling, storage cupboard, radiator.

### **Shower Room**

**2.60 x 1.72 (8'6" x 5'7")**

Upvc Double glazed window to side, walk-in double shower cubicle with hot water mixer shower, pedestal wash hand basin, low-level W/C, radiator, part tiled walls, coved ceiling.

### **Wrap Around Garden**

Laid to decorative gravel with paved pathway, concrete parking space, two storage sheds, brick built storage with light, power consumer unit and plumbing for washing machine.

### **Additional Information**

Over 50s only  
Pathfinder 2006

Ground Rent - £213 per month includes water and site maintenance.

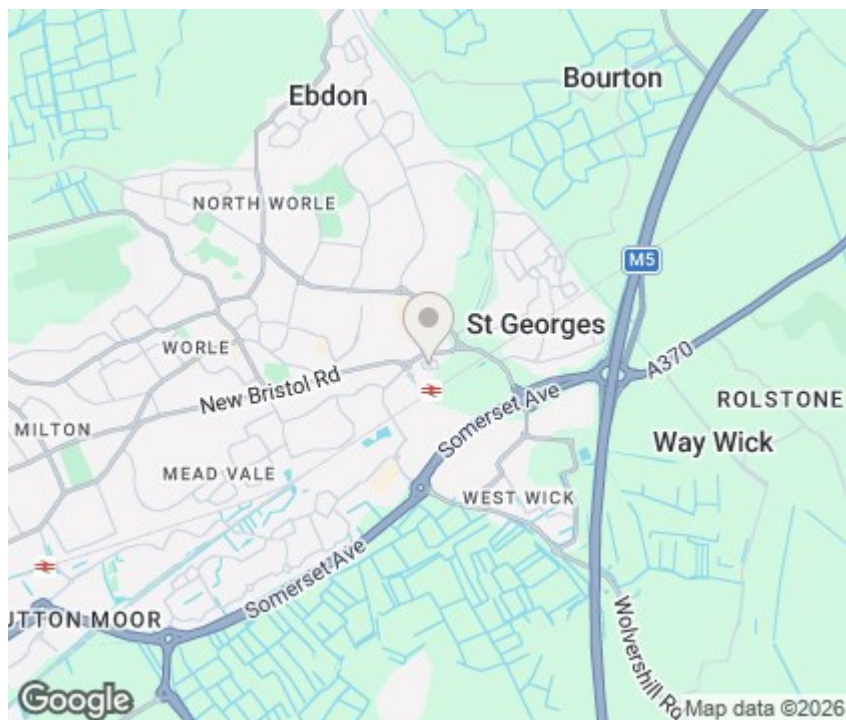
Council Tax Band A - approx £1510.94 per year.











## Viewings

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

EPC Rating: