



**19 Ash Tree Park, Lower Norton Road, Weston super Mare, BS22 9YR**

**£180,000**

- Well Presented Holiday Lodge
- Open Plan Living
- Double Glazed & GCH
- Parking Space
- Two Double Bedrooms
- En-Suite & Bathroom
- Decked Veranda With Views
- Kewstoke Area

# 19 Ash Tree Park, Lower Norton Road BS22 9YR

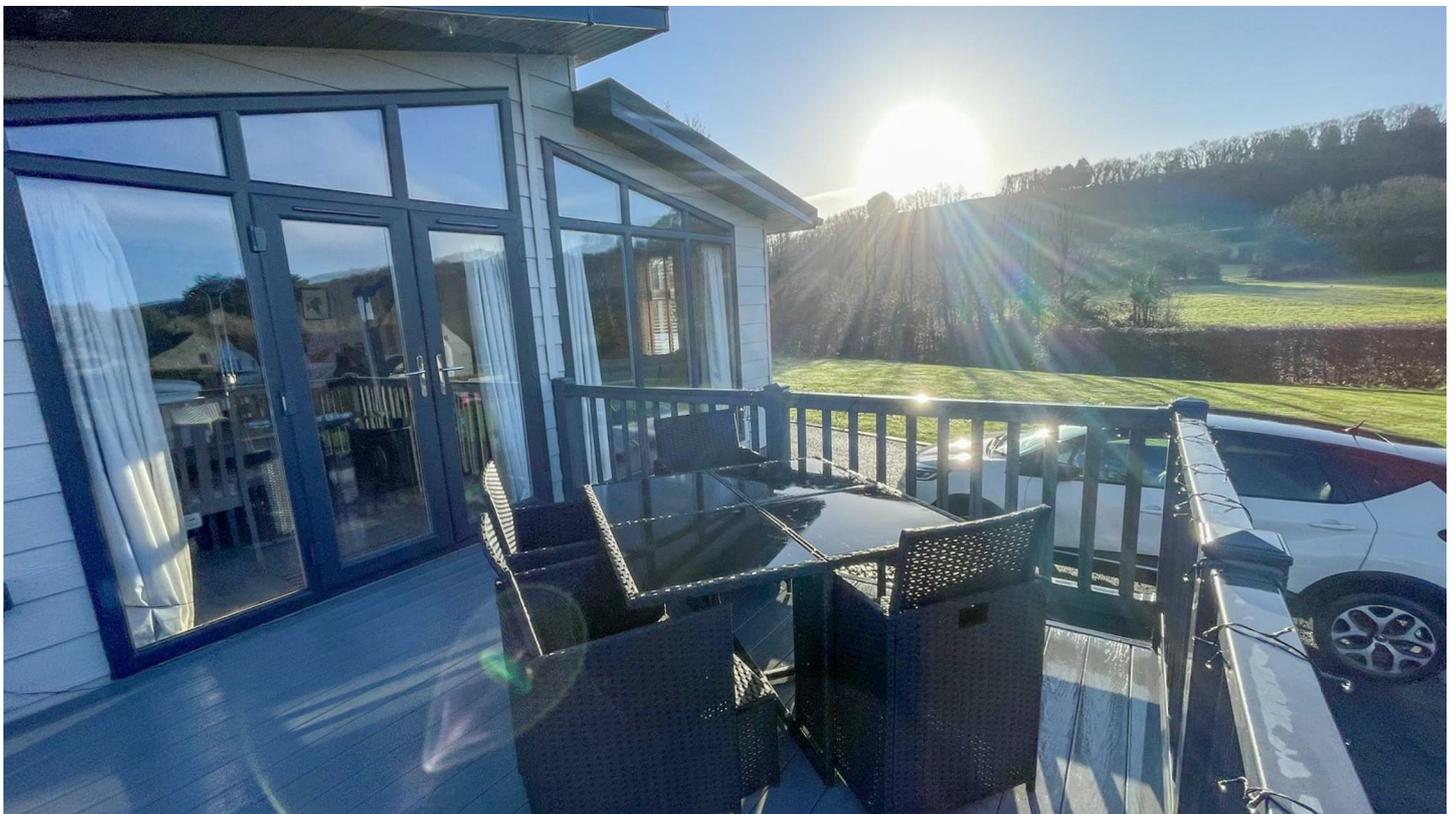
Rachel J Homes is thrilled to market this Holiday Lodge situated in the popular village of Kewstoke, and close to Sand Bay. If you are looking for a holiday home that you can live in all year round then make sure this is on your list to view. These high spec. homes are beautifully presented and briefly consist of Open Plan Living Area, Two Bedrooms, Ensuite to Master, Bathroom, Parking Space and Raised Deck with Views. Added benefits of this super home include double glazing, gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: Exempt



## **Open Plan Living**

**6.44 max x 5.78 max (21'1" max x 18'11" max)**

Composite entrance door, Upvc Double glazed dual aspect windows to sides, Upvc Double glazed French doors and full length windows to raised deck area, electric feature wood burner, built in gas hob with extractor over and electric oven under, integrated dishwasher, microwave and wine fridge, American fridge freezer, TV point, 2 vertical radiators.

Utility cupboard

Housing boiler, washing machine, shelving.

## **Inner Hallway**

Radiator, heating thermostat, doors off.

## **Master Bedroom**

**4.30 x 3.21 (14'1" x 10'6")**

Upvc Double glazed full length windows to rear, radiator, door to:

## **En-Suite**

Upvc Double glazed window to rear, heated towel rail, double shower cubicle with hot water sunflower double shower, pedestal wash and basin low-level W/C built into vanity, part tiled walls.

## **Bedroom 2**

**3.20 x 2.80 (10'5" x 9'2")**

Upvc Double glazed full length window to side and porthole feature window, built in Bunk beds, radiator, storage cupboard.

## **Bathroom**

**1.94 x 1.89 (6'4" x 6'2")**

Upvc Double glazed window to side, panel bath with hot water double sunflower shower over, part tiled walls, low-level W/C and wash hand basin, heated towel rail, shaver point.

## **Outside**

Raised composite deck area, parking space, wrap around lawn area.

## **Additional Information**

**6.71mx13.72m (22x45)**

Holiday home with year round occupancy - Second Residential Address Required.

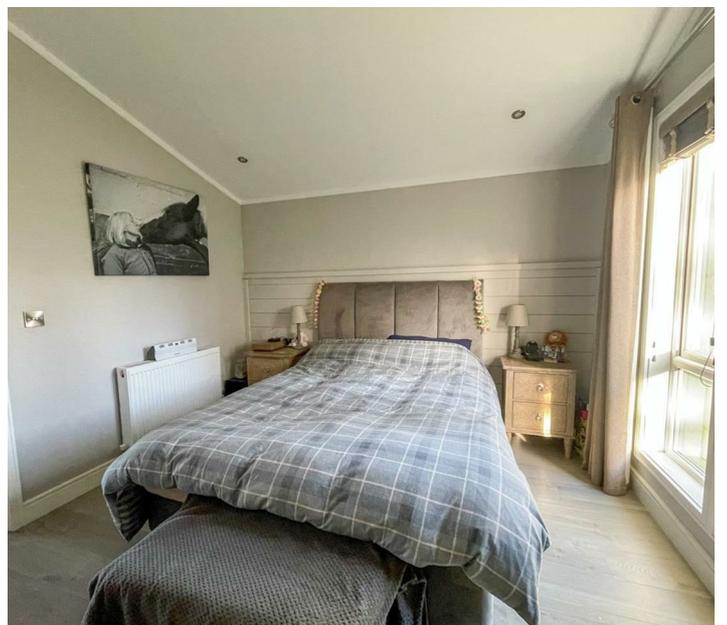
50 Year Lease.

Ground Rent - £4,400 Per Annum. ( inc VAT) and Sewerage

No Council Tax Payable.

LPG Gas water and electric billed through site

Prestige Casa-di-Liso 2019 22x45







## 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	

## Ground Floor

