



## 5 Holly Rise, Ardnave Park, Kewstoke, BS22 9UB

**£200,000**

- Double Park Home
- Lounge/Diner
- Shower Room
- Garage and Parking
- Two Bedrooms
- Kitchen
- Double Glazed and GCH
- No Chain

# 5 Holly Rise, Kewstoke BS22 9UB

Rachel J Homes is delighted to market this lovely Double Park Home ideally situated on Ardnave Park in Kewstoke, a lovely location close to Sand Bay. The accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Shower Room, Wrap Around Garden, Garage and Parking. Added benefits include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
N/A

Leasehold

Council Tax Band: A



### **Entrance Hallway**

Upvc double glazed stable door, storage cupboard, radiator, doors off, door to;

### **Lounge/Diner**

**5.87m max x 5.33m max (19'3" max x 17'5" max)**

Upvc double glazed window to side with fitted shutters, Upvc double glazed French doors and bay window with fitted shutters to rear, two radiators, T.V point, telephone point, electric feature fire, door to;

### **Kitchen**

**3.35 x 2.83 (10'11" x 9'3")**

Upvc double glazed door and window to side, range of wall and base units with work surface over and up-tile, gas hob with extractor fan over and electric oven under, integrated fridge freezer and washing machine, stainless steel sink and drainer, storage cupboard housing combi boiler.

### **Bedroom1**

**2.93 x 2.83 (9'7" x 9'3")**

Upvc double glazed window to side with fitted shutters, radiator, opening to; Walk-in wardrobe area with shelving and hanging rail, consumer unit, door to additional walk-in wardrobe with Upvc double glazed window to side, radiator, storage.

### **Bedroom 2**

**2.95 x 2.73 max (9'8" x 8'11" max)**

Upvc double glazed window to side, radiator, built in double wardrobe.

### **Shower Room**

Upvc double glazed window to side, double walk-in shower with hot water mixer shower, low level W/C and wash hand basin set into vanity unit, radiator, Upvc panelled walls.

### **Wrap Around Garden**

Laid to decorative gravel and patio, enclosed by fencing and mature shrubs and trees. personal door to garage.

### **Garage and Parking**

Up and over door, light and power, parking space to Front.

### **Additional Information**

Over 50's Only

Monthly Pitch Fee £200.20 please note that this will increase to £205.40 from 1st June 2025

Gas is in tanks - charged on meter readings.







## Viewings

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

EPC Rating: