



## 17 Poplar Walk, Oaktree Park, Locking, Weston-super-Mare, North Somerset, BS24 8RG

**£155,000**

- Two Bedrooms
- Refitted Kitchen
- Wrap Around Garden
- Community Bus Available Daily
- Lounge/Diner
- Refitted Bathroom
- Allocated Parking

# 17 Poplar Walk, Oaktree Park, Weston-super-Mare BS24 8RG

Rachel J Homes is delighted to market this Well Presented Park Home on the popular Oaktree Park site. If you are looking for a good sized home and one that you can "just move in" make sure this is on your list to view. The current vendor has improved and updated and the accommodation briefly comprises of Entrance Porch, Lounge/Diner, Refitted Kitchen, Two Bedrooms, Refitted Bathroom, Wrap Around Garden. Added benefits of this super home include Double Glazing and Gas Central Heating, Allocated Parking. There is also a community bus that is available daily for residents to catch to go shopping etc. There is also a on site Club which offers various social events, coffee mornings etc. Accompanied viewings - CALL NOW!!



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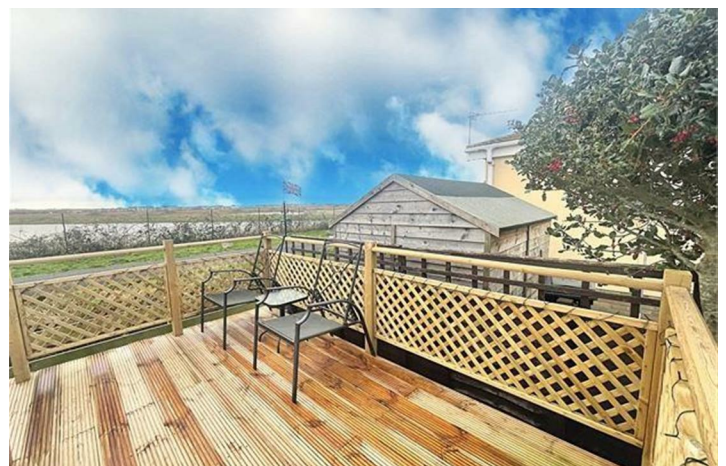
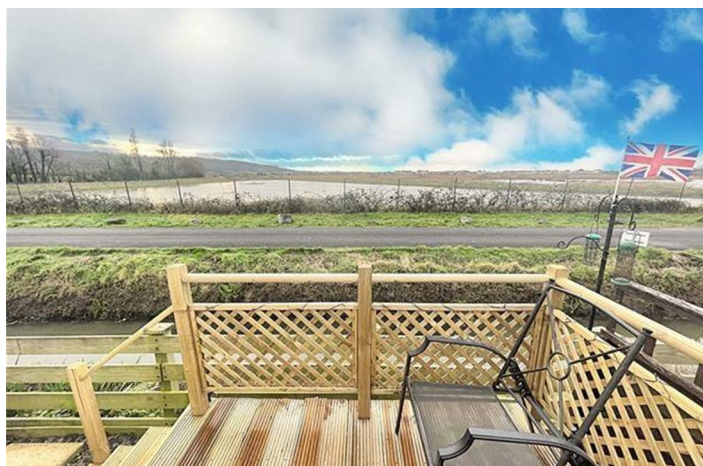
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EPC

Leasehold

Council Tax Band:



### **Entrance Porch**

UPVC covered entrance to UPVC double glazed front door and side window, tiled floor, open doorway into;

### **Lounge**

**4.83 by 3.53 ( cm by cm) (15'10" by 11'7" (13'1" 272'4"cm by 9'10" 173'11"cm))**

Two UPVC double glazed windows to rear with views, UPVC double glazed window and door to side, TV point, phone point, radiator, electric feature fireplace with wooden surround and hearth.

### **Dining Area**

**2.95 by 2.21 ( 94cm by cm) (9'8" by 7'3" (6'7" 308'5"cm by 68'11"cm))**

UPVC double glazed window to side, radiator and phone point.

### **Kitchen**

**3.05 by 2.06 ( cm by cm) (10'0" by 6'9" (9'10" 16'5"cm by 6'7" 19'8"cm))**

UPVC double glazed window to side, range of wall and base units with worktop over, stainless steel single sink and drainer with mixer tap over, eye level electric oven, electric hob with extractor fan, integrated fridge freezer, dishwasher and washing machine, wall mounted Worcester combination boiler, doorway through to dining area.

### **Bedroom One**

**2.95 by 2.84 ( cm by cm) (9'8" by 9'4" (6'7" 311'8"cm by 275'7"cm))**

UPVC double glazed window to side, coved ceiling, phone point, radiator.

### **Bedroom Two**

**2.87 by 2.16 ( 88cm by cm) (9'5" by 7'1" (6'7" 288'9"cm by 52'6"cm))**

UPVC double glazed window to side, built in wardrobes, phone point, radiator.

### **Bathroom**

**2.11 by 1.65 ( 10cm by cm) (6'11" by 5'5" (6'7" 32'10"cm by 3'3" 213'3"cm))**

UPVC double glazed window to side, panel bath with hot water mixer shower over, low level WC and pedestal wash hand basin set into vanity unit, heated towel rail, panelled wall covering, wall units for storage.

### **Wrap-around Garden**

Mainly laid to patio, with raised deck seating area, bin storage area.

### **Parking**

Allocated parking space for one car.

### **Additional Information**

Leasehold property.

Pitch Fee is currently £280.75 per month( including water) and this home is an Omar Suburban 2B twin unit 32'x20', manufactured in 1980.

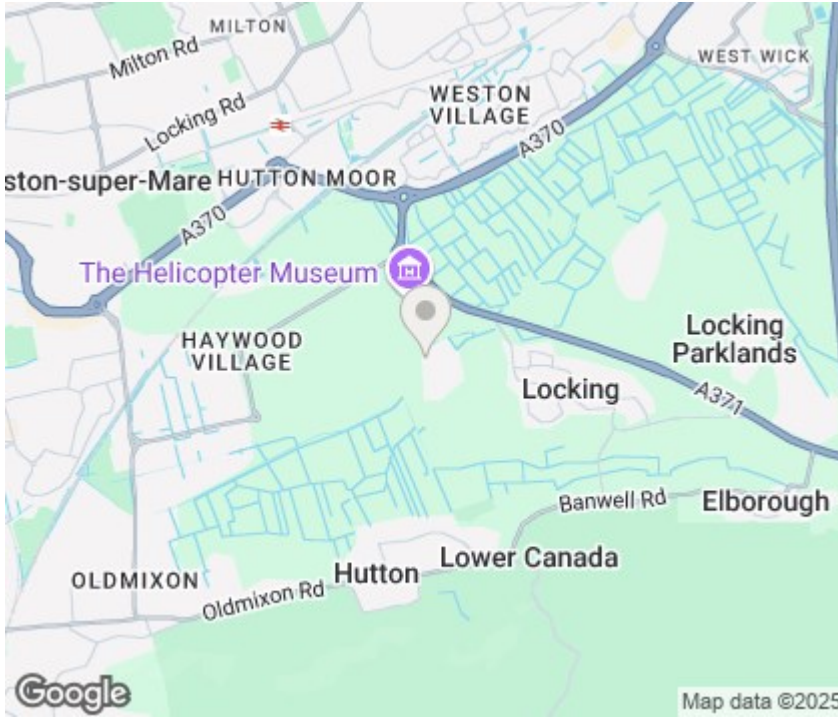
### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.







## Viewings

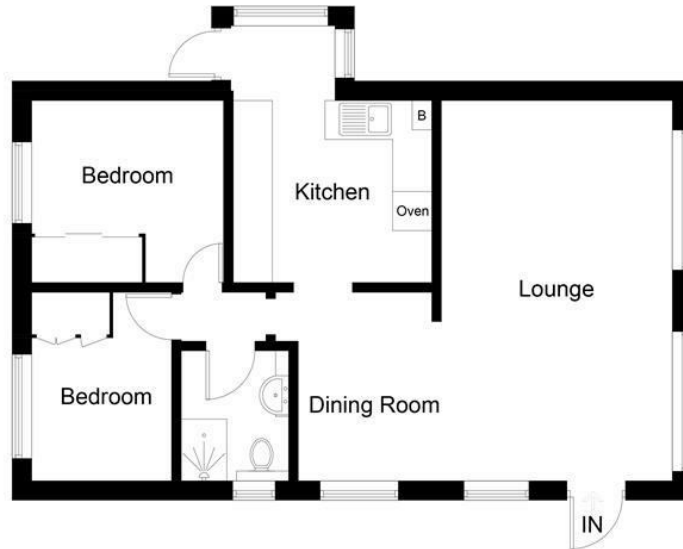
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## 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	

## 17 Oaktree Park

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



For illustrative purposes only. Not to scale. ID 605774  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision