



**15 Ash Tree Park, Lower Norton Lane, Kewstoke, Weston super Mare, BS22 9YR**

**£110,000**

- Well Presented Park Home
- Open Plan Living Area/Kitchen
- Large Decked Veranda
- No Chain
- Two Bedrooms
- Ensuite and Shower Room
- Parking
- Kewstoke Area

# 15 Ash Tree Park, Lower Norton Lane, Weston super Mare 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 Entrance Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Ensuite to Master, Shower Room, Parking Space. Added benefits of this super home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band:



### **Inner Hallway**

UPVC Double glazed entrance door and window, radiator, doors off.

### **Open Plan Living**

5.79 by 3.84 ( 80cm by cm) (19'0" by 12'7" (16'5" 262'6"cm by 9'10" 275'7"cm))

UPVC Double glazed French doors and side windows to front composite Deck Area, UPVC Double glazed dual aspect windows to side, electric fire set into wooden surround, fitted shelving, T.V point, range of wall and base units with work surface over and up-tile, composite sink and drainer with mixer tap over, gas hob with extractor over, eye level electric oven with integrated microwave over, integrated fridge, freezer and washing machine.

### **Bedroom One**

2.90 by 2.82 ( 89cm by 81cm) (9'6" by 9'3" (6'7" 292'0"cm by 265'9"cm))

UPVC Double glazed window to side, spot lights, radiator, walk-in wardrobe, over bed storage, built-in dressing table, cupboard housing combi Boiler, door to;

### **En-suite**

UPVC Double glazed window to side, wash hand basin set into vanity unit, low level W/C.

### **Bedroom Two**

2.90 by 1.91 ( cm by cm) (9'6" by 6'3" (6'7" 295'3"cm by 3'3" 298'7"cm))

UPVC Double glazed window to side, radiator, built-in wardrobe, dressing table and bedside cabinet.

### **Shower Room**

2.92 by 1.50 ( cm by cm) (9'7" by 4'11" (6'7" 301'10"cm by 3'3" 164'1"cm))

UPVC Double glazed window to side, shower cubicle, pedestal wash hand basin set into vanity unit, low level W/C, heated towel rail.

### **Outside**

Parking area laid to gravel, wrap around lawn area.

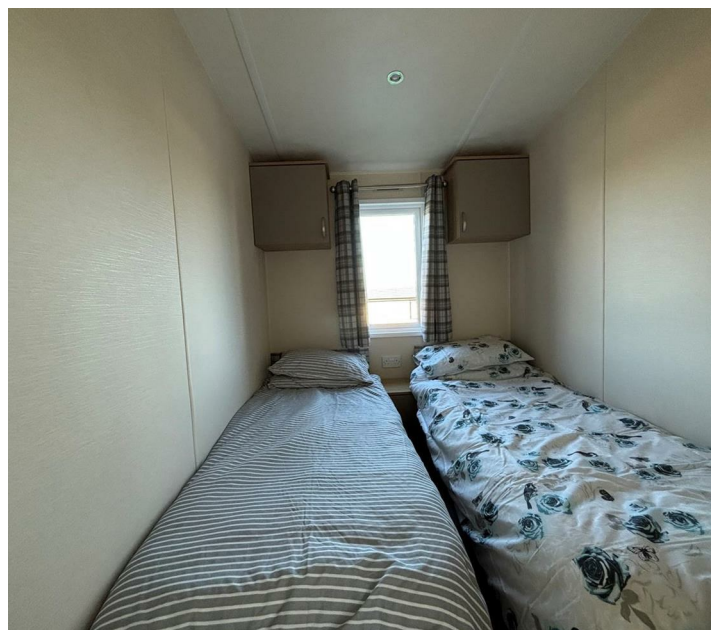
### **Additional Information**

Holiday Park - Second Residential Address required.

50 year lease

Ground Rent £2700.00 per annum.

No Council Tax payable.







## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	