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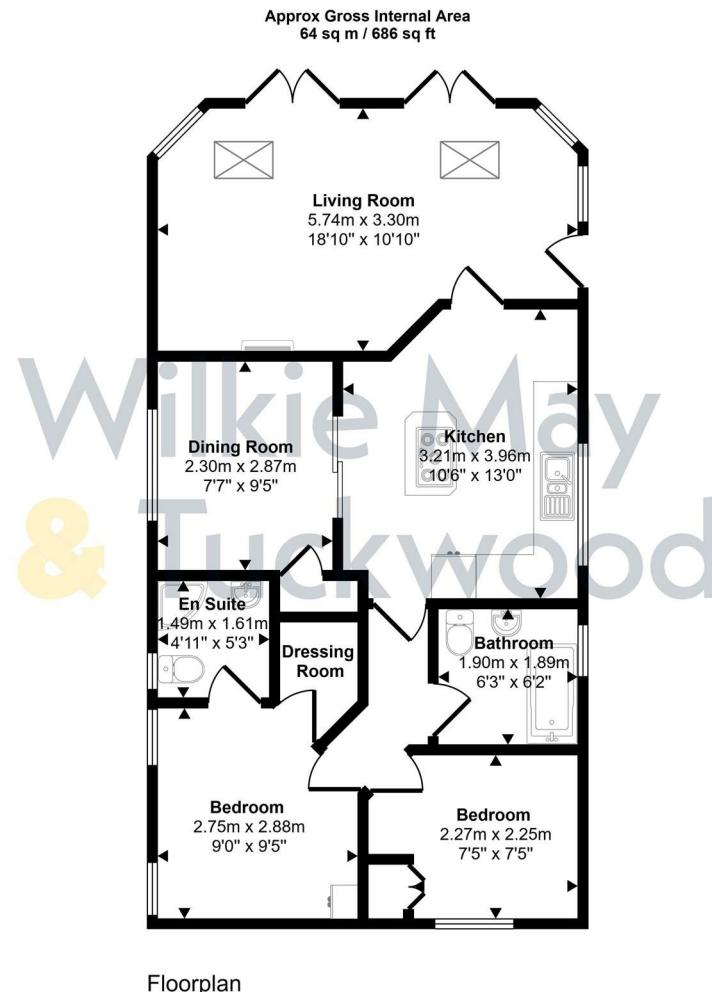
Price £145,000 Leasehold



EPC

**Wilkie May
& Tuckwood**

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

NO ONWARD CHAIN – A well presented detached two bedroom, two bathroom park home with far reaching stunning coast views, gas central heating and No Onward Chain.

- No Onward Chain
- Over 55s Site
- En-Suite Bedroom
- Uninterrupted Views Over The Bristol Channel
- Walking Distance to Local Amenities



The property comprises a detached two bedroom park home, situated on West Bay Park, a small site situated above the town. The Park Home will be found in good decorative order throughout and benefits from full uPVC double glazing, gas central heating, a modern kitchen with integrated appliances and No Onward Chain.

The accommodation in brief comprises; glazed uPVC door into Sitting Room; two sets of French doors onto the patio, far reaching views to the Bristol Channel, to the Welsh coastline and to North Hill, Minehead. Modern electric fireplace.

Glazed door into the Kitchen; tiled floor, modern fitted kitchen comprising a range of fitted cupboards and drawers under a squared edge granite effect worktop, inset 1½ bowl stainless steel sink and drainer, mixer tap over, cupboard housing an Alpha gas combi boiler, space for an American fridge-freezer, integrated dishwasher, eye level electric double oven, five ring gas hob on an island with hood over.

Sliding doors into the Dining Room; with an aspect to the side, storage cupboard.

Rear hall with door into the Family Bathroom; with white suite comprising panel bath with thermostatic mixer shower over, tiled surround, low level WC, wash basin, heated towel rail.

Bedroom 1; with aspect to side, dressing room. Door into the En-Suite Shower Room; with a tiled shower cubicle, thermostatic mixer shower over, pedestal wash basin, low level WC. Bedroom 2; aspect to front.

OUTSIDE: The property benefits from two off road parking space, and side gardens laid to lawn. There is also a generous decking area with commanding uninterrupted views over the Bristol Channel toward Minehead, and the Welsh Coastline.

There is also a 6ft x 4ft shed with power and lighting.



AGENTS NOTE: We understand there is a monthly service charge of £172.00 payable to the company for the upkeep and maintenance of the driveway and communal parts. The site is for over 55s. The furniture will also be included in the sale along with the fridge/freezer.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage.

Please note the floorplan is for guidance only and is not architecturally accurate.

The agent has not tested any openplots, but can provide details of the property or its surroundings. A buyer is advised to obtain written particulars of the property and to seek professional advice before concluding an offer to purchase.

8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property to be able to buy the property and the terms of any contemplated exchange of contracts (in Scotland, conclusion of missives) and must be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. Steps must continue after acceptance of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in collecting the funds required, and reporting such progress to the seller.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: A

Local Authority:

Tenure: Leadership

GENERAL REMARKS AND STIPULATIONS:

