



Cannington - £142,500 Leasehold

Linda Saunders | Estate Agents



14 Crabtree Park Cannington TA5 2HH

We are pleased to offer this extended Park Home for the over 50's to the market. Set in a semi rural location and backing onto the local golf course the property is in a super location and provides easy access to local towns and countryside including the Quantock Hills.

The property briefly comprises; lounge/dining room, modern kitchen, two extended bedrooms and a wet room. The property further benefits from LPG central heating and is well presented both internally and externally and well worth an inspection. Available with no onward chain!

ACCOMMODATION (All measurements are approximate)

Entrance: Via PVCu front door into entrance hallway, cupboard, radiator and carpet as fitted.

Lounge/Diner: 13'03" x 11'03". Two double glazed bay windows to front aspect and a further window to the side aspect, TV point, BT point, two radiators and carpet as fitted.

Kitchen: 12'05" x 05'09". Double glazed window and door to side aspect,

fitted with a range of light modern wall, drawer and base units with square edge work surfaces, stainless steel sink and drainer, cooker space and extractor over, space for washing machine and fridge/freezer, wall mounted LPG gas boiler, and vinyl flooring.

Master Bedroom: 13'03" x 09'00". PVCu double glazed French doors with side windows to rear aspect, two built-in double wardrobes, radiator and nearly new carpet as fitted.

Bedroom Two: 09'02" x 05'08". PVCu double glazed window to side aspect, single fitted wardrobe, radiator and nearly new carpet as fitted.

Wet Room: PVCu obscure double-glazed obscure window to side aspect, fully tiled and fitted white suite comprising; low level WC, and pedestal wash hand basin, electric shower, heated towel rail and wet room flooring.

OUTSIDE

The garden which is to all four sides is comprised mainly of shingle and patio, there is a shed and pathway.

Please Note: These are preliminary details as we are awaiting their approval from our vendor.

Lease: **Leasehold on an indefinite basis.**

EPC: **Exempt.**

Local Authority: **Sedgemoor**

Local authority reference number **1102100140**

Council Tax band **A**

Pitch Fee

We are advised that it is £206.70 per month, which includes water. Please also note that upon sale, 10% of the sale price is to be paid back to the site owner.

Services

Electricity, water, drainage, telephone and broadband.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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FREE Market Appraisal

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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