



Hoburne

Blue Anchor, Somerset, TA24 6JT

**WILKIE MAY
& TUCKWOOD**

An opportunity to purchase a park home on this popular West Somerset seaside site with an 11 month occupancy allowance



WILKIE MAY & TUCKWOOD

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West Somerset is an excellent location to explore the countryside and coast along with the many historical buildings nearby. Nearby towns include Watchet, Williton and Minehead and the picturesque villages of Stogumber, Dunster and Bicknoller are all within easy reach.

DIRECTIONS: From our office in Swain Street proceed out of the town, into Market Street which leads into West Street. Follow this road along the coast for approximately 1.5 miles when you will reach Blue Anchor. The Hoburne site can be found along the sea front to your left.

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From £20,000 - Price start at just £20,000. The photos used on this brochure are for lodges which start at £160,000. A full list of park homes and lodges currently available can be emailed to you on request/.

DESCRIPTION: A selection of affordable and luxury park homes and lodges are available to view on this popular site just a stones throw from the West Somerset Coastline. The site is located at Blue Anchor which sits just 50 metres inland from the coast and backs onto the heritage West Somerset Steam Railway with a station within just a few minutes walk. The well maintained site has recently been the subject of significant investment and owners have full access to the facilities on offer which include a heated indoor swimming pool with sauna and steam room, café, shop, adventure golf, kids playground and gym. There are various pitches available and a site visit is advised with the sales agent to establish what might suit your needs and budget.

The lodges and park homes can be occupied for 11 months of the year (Season opening 1st February and closes 6th January) and are gas centrally heated, double glazed and with site fees starting at just £4005.54 including VAT. Gas is charged at £70.00 a bottle, water and sewerage at £357.12 per annum and electric is metered and read twice yearly. The lodges and park homes can be sublet to provide or supplement and income. A license of up to 15 years can be granted or park homes and up to 25 years for lodges.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 5b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.