









WILKIE MAY & TUCKWOOD

## An immaculately presented detached two bedroom park home situated on the edge of Watchet on a small and well tended site for those over the age of 55.



Doniford | TA23 0QZ

Price: £84,995

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

Council Tax Banding: A Energy Rating: N/A

**E** LUCKWOOD

**MILKIE MAY** 



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**OUTSIDE:** The park home has an easily maintained sunny rear courtyard garden laid to paving slabs and enclosed by fence panels. To the front there is a gravelled hard standing allowing off road parking for one vehicle with further visitor parking just a few yards away.

**SERVICE CHARGES**: We understand the current service charge is £139.00 per month. The water and electricity bills are shared with the other 24 dwellings on the site. The council tax being the lowest band (A) which is billed by West Somerset Council.

DIRECTIONS: From our office in Swain Street proceed to the Railway Bridge and turn left onto Brendon Road, follow the road out of Watchet towards Doniford, continue over the railway bridge and on your right hand side there is a bus shelter and a turning right signposted Williton, continue past the turning right and take the next turning left into Bridge Park where you will find the visitors parking on your left hand side.

LOCATION: Doniford is a small hamlet situated approximately one mile from the nearby seaside town of Watchet and the Quantock Hills (An Area Of Outstanding Natural Beauty). Watchet offers a wide variety of shops and local amenities such as, Supermarket, Newsagents, Post the West Somerset Steam Railway are notable attractions of the West Somerset Steam Railway are notable attractions of the West Somerset Steam Railway are notable attractions of the West Somerset Steam Railway are notable attractions of the West Somerset Steam Railway are notable at the popular coastal resort of Minehead, which is some 8 miles. Taunton, the county town of Somerset is approximately 18 miles and offers extensive shopping scholastic, cultural and sporting facilities. The property is well situated for national communications with access to the M5 motorway (J25) at Sunton which also has a mainline railway station.

**DESCRIPTION:** The park home comprises a 5 year old unit (2012), measuring 37ft x 14 feet that will be found in excellent order throughout and with the benefit of calor gas central heating, Upvc double glazing, garden and parking. The park home is situated on a small and privately owned park, located on the edge of Watchet with a main bus stop just outside with buses travelling to Watchet and Bridgwater allowing easy and regular access to amenities. The park home is for those aged 55 and over, and pets are considered by the site owners on a individual basis.

basin, shower cubicle with mixer shower over, extractor fan. with modern white suite comprising WC, pedestal wash and could easily be made into one large one); Shower Room noted that these two bedrooms are divided by a partition wall cabinet, door into; Bedroom 2, built in wardrobe. (It should be hot water, door into; Bedroom 1, built in wardrobe, built in with cupboard housing Alpha boiler for central heating and sliding uPVC doors to front, TV point, double aspect; Hall aspect over rear garden; Living Room/Dining Room with a washing machine, space for tall fridge/freezer, window with calor gas hob and extractor fan over, space and plumbing for wall cupboards, built in BEKO electric oven with four ring and drainer with mixer tap over, tiled splashbacks, matching effect worktop, inset one and a half bowl stainless steel sink modern white fitted cupboards and drawers under a wood The accommodation comprises: uPVC door into Kitchen with

AGENTS NOTE: This home is sold Freehold and sits on a site with an ongoing, unlimited lease.

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.

IMPORTANTIVE Why & Tuckwood for themselves and for the vendors of the properly, 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 purchasers and locassary permissions for use and cocupation and other details are given in good faith, and are believed to be correct but must satisfy themselves by inspection or otherwise as for them 3. No person in the employment of Wilkle May & Tuckwood has any authority to make as statements or representations or warranty but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkle May & Tuckwood has any authority to make or give any whatever in relation to this property on otherwise as to the correctness of each of them. 3. No person in the employment of Wilkle May & Tuckwood has any authority to make or give any presentations or warranty whatever in relation to this property on otherwise as to the correctness of each of them. 3. No person in the employment of Wilkle May & Tuckwood, nor enter into any contract property or the employment of the complete for any person of give any present of the contractness of a transfer or warranty and necessary permissions or the property or the employment of the person of the contractness or the contractness or

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for their forments. A Buyer is advised to obtain verification from their being office or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain their being office or surveyor. References to the Tenure of the Property are the Property of the Seller. The agent had sight of the title for their points.

to obtain vertication from their solicition.

8. Financial Evaluation 8.8 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 for the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any his funds for buying the prospective buyer.

combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after on the prospective buyer's progress in achieving the funds required, and reporting such progress 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 propriet is of particular mass.

mportance to you, please contact the office and we will be pleased to check the information with you.