



- A two bedroom detached park home
- Presented in fantastic order with options on current furnishings
- Generous size lounge/dining room
- Main bedroom with en suite shower room
- Low maintenance gardens and parking
- Quiet and well maintained park



***'This immaculate two bedroom detached park home is in fantastic order and is tucked away on a quiet and nicely maintained park and presents itself as a ready made home that could be moved into with little to no fuss!'***

A unique opportunity to purchase a two bedroom park home offering spacious accommodation and is presented in very good condition. Upon entering the property there is a hallway with two storage cupboards and a door into a light and bright L shaped lounge/dining room. Well fitted modern kitchen with appliances and a door to the rear. Two generous size bedrooms with the main bedroom enjoying an en suite shower room and walk in wardrobe. The lodge also enjoys a separate bathroom that is also in lovely order. The property has gas central heating and is double glazed. Offered for sale with no chain. Externally there is an enclosed, low maintenance garden laid to artificial turf and chippings with a timber veranda outside of the main door. Easy parking for two vehicles.

Agents Note: The property is subject to a monthly ground rent currently set at £158.67 per month. The property has Calor gas with the tank on hire from Calor and rented at £24.08 per quarter. For further details on restrictions and covenants please refer to the agent.

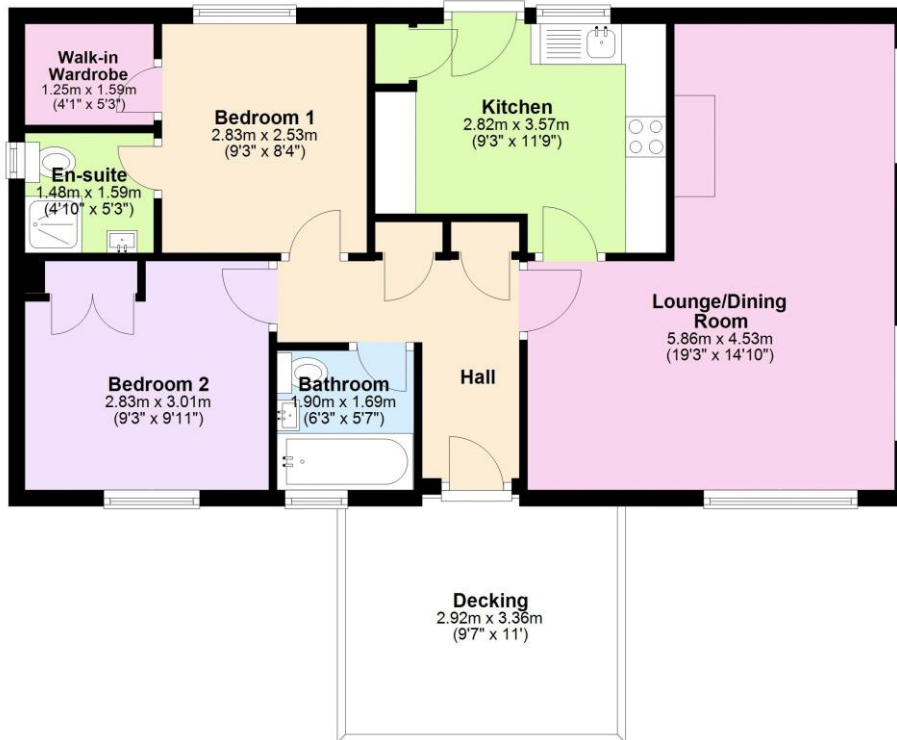
Emborough is a small rural hamlet being approx 3 miles from Midsomer Norton, 6 miles from the Wells, 14 miles from Bath city centre and 15 miles from Bristol city centre. The village of Chilcompton is a few minutes drive where there are a range of general basic amenities on offer and The Old Down Inn which serves good food is a few minutes walk from the lodge park.





## Floor Plan

Approx. 61.9 sq. metres (666.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.