

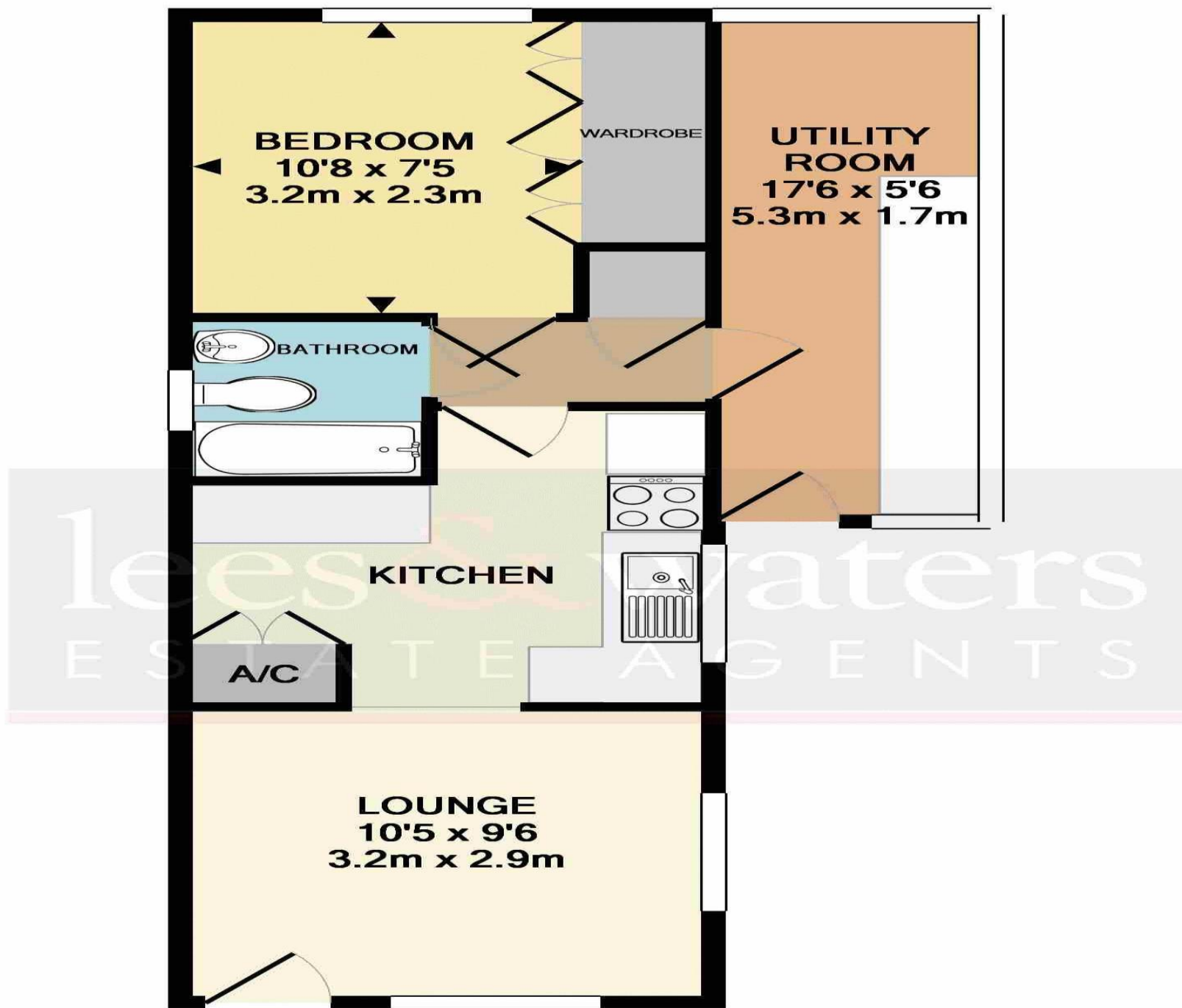


28 Crabtree Park, East Street, Cannington, Bridgwater, TA5 2HH

£80,000 - Leasehold

Much Improved Park Home | Beautiful Private Rear Garden | On Site Parking | 25 Year Insulation Guarantee | Additional Utility Space | Re-Plastered Walls | Fully UPVC Double Glazed | Upgraded Electric Radiators | Numerous Fruit Trees |





TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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THE PROPERTY

OFFERS INVITED This is a much improved home set in the middle of a beautiful plot.

The garden surrounding the home is a west facing, private and a beautiful 'English Country Garden' with numerous fruit trees to benefit from.

The property is fully double glazed and improvements include an upgraded kitchen and bathroom, walls have been re-plastered and painted and the property has been fully insulated on the outside that comes with a 25 year guarantee. There are upgraded electric radiators and the electric shower is less than a year old, there is also ample on site parking for residents and visitors.

The council tax is band A and the site rent is currently £156.43 which includes the water. The other services are paid direct to to suppliers.

The current owner/occupier has lived on this over 50's site for approximately 20 years. The property has been well looked after and much improved and would be ready to move straight in to, therefore viewings are recommended.

AT A GLANCE

Tenure: Leasehold.

Services: Electricity, water and drainage. No gas.

Heating: Fitted electric radiators.

Council Tax Band: A.

NEED TO KNOW

Monthly rent of £156.43 includes water.

West facing mature gardens.

Ample on site parking.

10% exit fee when selling.

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Lees & Waters Estate Agents introduce to Just Mortgages for mortgage and protection advice.

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IMPORTANT

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If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.