



7 Bowdens Crest,
Langport, Somerset, TA10 0DD

Guide Price £125,000

2 bedrooms
Ref:EH001842



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Overview

- 2 Bedroom holiday park home
- Master with en-suite & dressing room
- Off Road Parking
- On site facilities
- Enclosed landscaped garden
- Open plan living/dining room & kitchen
- 12 Months licensed site



A beautiful, holiday park home with two bedrooms, wonderful open plan living/dining room/kitchen, parking and garden. The property benefits from uPVC double glazing, central heating, combination boiler, en-suite & dressing room to master, further bedroom with dressing room. The lodge is well appointed and is idyllically located at the end of a small country lane. The site commands an elevated position on the edge of Langport with areas for walking and sitting, ideal for an evening drink overlooking the open countryside.



ACCOMMODATION:

uPVC double glazed door provides access.

Open Plan Living/Dining Room & Kitchen: 24' 9" x 19' 5" (7.54m x 5.91m)

Max measurements.

Living/Dining Room:

2 front aspect and rear aspect uPVC double glazed windows, side aspect uPVC double glazed window, radiators, inset spot lights, uPVC double glazed French doors to the decking, door to cloaks cupboard and hallway.

Kitchen:

Stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, stainless steel gas hob with stainless steel extractor hood over, built in oven, grill and microwave, integrated dish washer, washing machine and fridge freezer, Breakfast bar, smoke detector.

Cloaks Cupboard: 4' 5" x 2' 3" (1.35m x 0.69m)

Gas combination boiler, laminate flooring.

Hallway:

Inset spot lights, smoke detector, doors through to:





Bedroom 1: 9' 7" x 8' 10" (2.93m x 2.69m)

Rear aspect uPVC double glazed window, radiator, loft storage cupboards, double doors through to a walk in wardrobe with hanging rail, cupboards and shelving.

En-Suite:

Rear aspect opaque uPVC double glazed window, corner shower cubicle, low level dual flush toilet, vanity wash hand basin with mixer taps, heated towel rail, laminate flooring, inset spot lights.

Bedroom 2: 9' 7" x 8' 10" (2.91m x 2.70m)

Front aspect uPVC double glazed window, radiator, inset spot lights, walk in wardrobe with hanging rail, cupboards and shelving.

Bathroom:

Front aspect opaque uPVC double glazed window, bath with side panel, mixer taps and wall mounted shower attachment, glass shower screen, splash backs, vanity wash hand basin with mixer taps, low level dual flush toilet, laminate flooring, spot lights, extractor fan.

Outside:

Parking:

There is a gravelled area providing off road parking for 2 vehicles.

Outside:

Directly to the front of the park home is a raised decking, ideal for an evening drink. There is an attractive paved patio area which then leads onto the garden which has artificial grass making it low maintenance so you can just enjoy your time in the garden. It is well landscaped with attractive borders and is enclosed with a picket fence.

AGENTS NOTE:

The sale is restricted to people over 45 years of age and pets are permitted at the



discretion of the site owners. Before purchase the proposed owners will need to meet with the site manager to confirm the park rules and contract, one of the rules worth noting is that when the new owner comes to sell, 15% of the selling price is payable to the park. We understand the ground rent is £3,714.60 per annum though this should be confirmed with the site owner before purchase.

Services:

Mains water and electric are connected with gas from a Calor bulk tank (sole use by property) and private sewerage. Ground Rent £3714.60 per annum, water included.

Directions:

From the English Homes office, turn right and head towards Somerton, pass Tesco on left then turn left at Shire's petrol station towards Aller. After just over half a mile the road bears sharp left but is also a crossroads. Go straight across signed Bowdens. Turn left at the T junction and

continue for a mile or so turning left at Bowdens Crest sign posted Bowdens Crest Park.

Amenities:

The ancient town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Academy. The river Parrett has nice walks with paths running across the levels and surrounding area. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Bowdens Crest Park Home:

On site facilities include Alfie's bar and a games room. For further information please see the Bowdens Crest website.

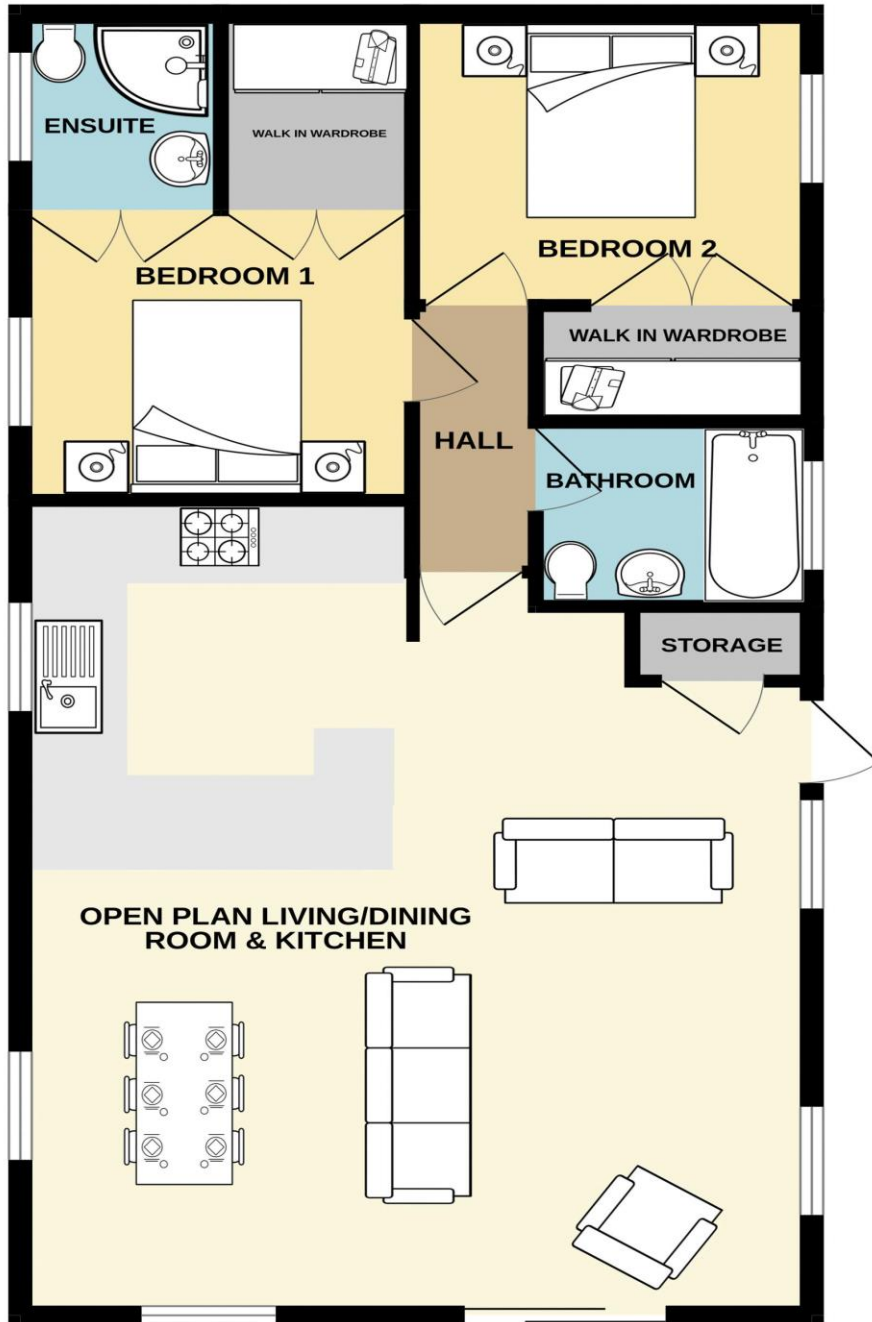
VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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