



Plot 16 Portland
Langport, Somerset, TA10 0DD

Guide Price £180,000

3 bedrooms
Ref:EH001616



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Overview

- Brand new holiday park home
- 3 bedrooms, (one double and two twin)
- Master with en-suite
- Gas combination boiler
- Fully furnished
- On site facilities including a bar
- 12 month licensed site
- Parking & garden



A beautiful, brand new holiday park home with three bedrooms, wonderful open plan living/dining room/kitchen, parking and garden. The property benefits from uPVC double glazing, central heating, combination boiler, en-suite to master, two further bedrooms both with twin



Decking example - Disclaimer; this is not Plot 16 it is used as an example.

Accommodation:

Open Plan Living/Dining Room & Kitchen: "L" Shaped 19' 4" x 15' 1" (5.9m x 4.61m) + 23' 9" x 12' 4" (7.24m x 3.76m)

A wonderful triple aspect room has a light and airy room feel with patio sliding doors and a window to the front aspect and two windows in each of the side aspects. The lounge area features an electric fireplace with drawers surrounding, television point, radiator, inset spot lights, door to generous cupboard which houses the boiler and washing machine. The fitted kitchen is well appointed with a range of wall hung, low level and drawer storage kitchen units, a stainless steel sink with drainer and mixer tap. A roll top work surface creates a peninsular/breakfast bar, integrated appliances include a dishwasher, fridge, freezer, 4 ring gas hob with stainless steel extractor hood over, built in oven, grill and microwave. The furniture including the sofas, dining tables and chairs are included.



Inner Hallway:

Radiator, inset spot lights, doors leading off to:

Bedroom 1: "L" shaped 11' 2" x 8' 6" (3.4m x 2.6m) + 5' 7" x 2' 9" (1.7m x .84m)

There is one window to the rear, double bed with storage under, radiator, inset spot lights, dressing area, a door leads to:

En-Suite: 5' 7" x 5' 5" (1.7m x 1.65m)

One window to the side aspect, a heated towel rail, a quadrant shower enclosure with mains fed shower, a low level W.C, a pedestal wash basin, an extractor fan.

Bedroom 2: 10' 5" x 8' 1" (3.17m x 2.47m) inc. cupboard

This room has a window to the side, one radiator, twin single beds, built in storage cupboard with vanity area.

Bedroom 3: 8' 5" x 8' 2" (2.57m x 2.5m)

There is one window to the side, one radiator, twin beds, side cabinet and a built in storage cupboard.

Bathroom: 6' 10" x 5' 6" (2.09m x 1.68m)

There is one window to the side aspect, a heated towel rail, a modern white suite comprises a panelled bath with shower and



screen, a low level W.C, a wash basin with storage under, an extractor fan.

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. We understand the ground rent is £3700 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 £3700 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, a games room and a shop. For further information please see the Bowdens Crest website.

VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530
sales@english-homes.co.uk Disclaimers:
Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures &



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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