



Rachel J Homes

Estate Agents

01934 621299
racheljhomes.co.uk

PADDOCK PARK, NEW BRISTOL ROAD, WESTON SUPER MARE, BS22 6BW



- **Park Home**
- **Lounge**
- **Shower Room**
- **Parking for One Car**
- **One Bedroom**
- **Kitchen/Breakfast Room**
- **Low Maintenance Garden**
- **No Chain**

£110,000

Rachel J Homes is delighted to market this single park home on the ever popular Paddock Park site which is ideally situated for amenities, shops and transport links. The accommodation briefly comprises of open plan Lounge/Kitchen, Double Bedroom, Shower Room, Low Maintenance Garden, Brick Built Shed and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Entrance

UPVC Double glazed door to;

Inner Hallway

UPVC double glazed door to side, storage cupboard, doors off.

Kitchen/Diner

UPVC Double glazed dual aspect windows to sides, built in fridge freezer, range of wooden floor and wall units with work surface over and tiled splash back, sink and drainer with mixer tap over, wall mounted combination boiler, built in gas hob with extractor over, built in electric oven, radiator, space for washing machine, arch to;



Lounge 12' 6" by 9' 6" (3m 82cm by 2m 90cm)

UPVC Double glazed dual aspect windows to front and side, Upvc Double glazed door to side, radiator, marble feature fire surround and wooden mantle with gas living flame feature fire, TV point, telephone point.



Double Bedroom 9' 11" by 9' 6" (3m 1cm by 2m 90cm)

UPVC Double glazed window to side, radiator, built in wardrobes with mirror sliding doors, over bed storage, coved ceiling.



Shower Room 6' 5" by 6' 4" (1m 95cm by 1m 92cm)

UPVC Double glazed window to side, shower cubicle with hot water mixer shower and tiled walls, low level W/C, wash hand basin set into vanity unit, radiator.



Wrap-around Garden

Enclosed by fence, mainly laid to gravel with paved pathway, concrete shed with power and water, side access, plastic storage shed, parking for one car.

Additional Information

Ground Rent £190. PCM

Council Tax Band A £1318.99 approx

Declaration

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 or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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 verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

