



15, Primrose Hill Park

Primrose Hill, Charlton Mackrell TA11 7AP

GeorgeJames PROPERTIES

EST. 2014

15, Primrose Hill Park

Primrose Hill, Charlton Mackrell, TA11 7AP

Asking Price - £164,950

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Positioned in the corner of this quiet over 50's residential park home site is this two bedroom property benefitting from an updated kitchen, a refitted shower room and a spacious open plan sitting/dining room. Outside is a low maintenance garden extending around the side of the property and to the rear with an allocated parking space nearby. There is a site fee of £202.76 PCM which is reviewed on 18th February each year.

Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

Kitchen 9' 5" x 10' 4" (2.88m x 3.14m)

An updated kitchen with a range of wall and base units with roll-top worksurfaces. A five ring electric ceramic hob, fan assisted oven, stainless steel sink with a single mixer tap, space for a washing machine and dishwasher, and tumble dryer and freestanding fridge/freezer, side aspect window and stable door.

Sitting Room 19' 8" x 11' 3" (6.0m x 3.43m)

A triple aspect room with radiators, side access door and opening to the dining area.

Dining area 10' 1" x 6' 8" (3.08m x 2.02m)

Open plan into the sitting room, a door to the kitchen and hallway, a side aspect window and radiator, door to airing cupboard housing a modern Worcester combi boiler with shelving and storage space.

Bedroom 1 9' 5" x 9' 10" (2.88m x 3.0m)

Rear aspect window, radiator and a built in double wardrobe.

Bedroom 2 7' 4" x 9' 0" (2.24m x 2.74m)

Side aspect window, radiator and built in storage cupboards with a dressing table.



Shower Room 9' 5" x 4' 5" (2.88m x 1.35m)

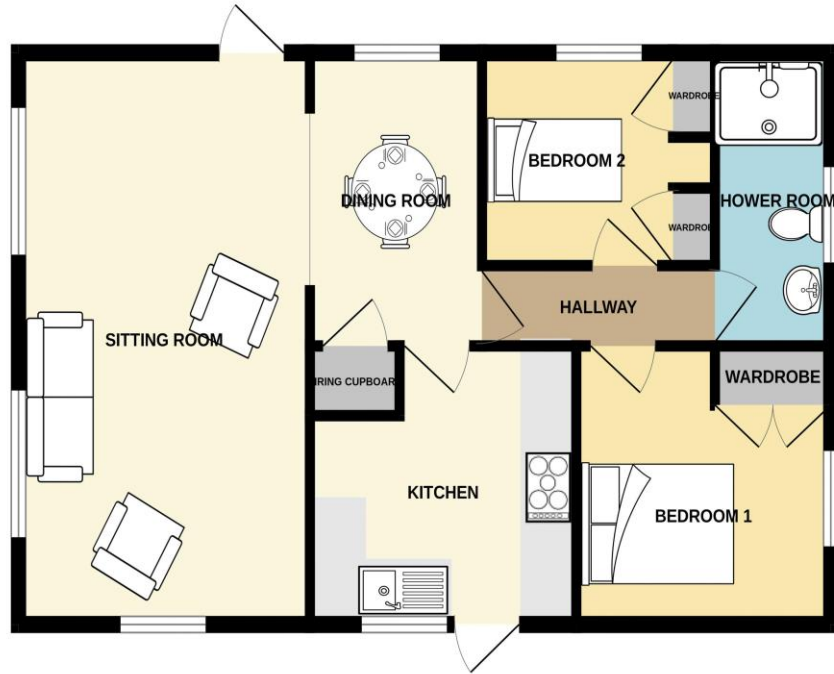
Refitted comprising a double width shower cubicle with rainforest shower head, a pedestal wash hand basin and WC, a rear aspect window, extractor fan.

Outside

There is a paved pathway leading around the perimeter of the park home with steps and railings providing access to the kitchen and sitting room. The gardens are well maintained with areas laid to gravel and flower beds, a paved patio area and timber constructed storage shed. Allocated parking space.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 618 sq.ft. (57.4 sq.m.) approx.
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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