



LODGE 4, EDITHMEAD CARAVAN PARK

Edithmead, TA9 4HE

Asking Price £128,000



# PROPERTY DESCRIPTION

A nearly new lodge home situated on a highly sought after development in a prime plot benefiting from having air conditioning and tinted windows.

Open plan lounge/dining/kitchen area with raised decking area off\* two double bedrooms\* master en suite shower room\* family bathroom\* gas central heating\* upvc double glazed windows\* off street parking.

## Local Authority

Sedgemoor District Council. Council Tax Band: A.

EPC Rating: N/A.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION  
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793 700**

BURNHAM@BERRYMANSPROPERTIES.NET



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## Accommodation (Measurements and directions are approximate)

Double glazed door to the:

**Open plan Lounge/Dining/Kitchen Area** 24' 11" x 19' 5" (7.59m x 5.91m)

Feature vaulted ceiling with the lounge area having a patio door to the raised sun deck area and further upvc double glazed bay window to the front. Two further upvc double glazed windows to either side. Wall mounted electric fire. The kitchen area has an attractive range of wall and floor units to incorporate integrated oven, hob and microwave. Washing machine, dishwasher, fridge and freezer. Breakfast bar, drainer sink unit.

**Bedroom 1** 9' 7" x 9' 1" (2.91m x 2.78m)

Walk-in wardrobe and upvc double glazed window to side.

## En suite

With corner shower cubicle, vanity wash hand basin and close coupled w.c. Extractor fan and upvc double glazed window to side.

**Bedroom 2** 9' 7" x 8' 10" (2.92m x 2.69m)

Walk-in wardrobe and upvc double glazed window to side.

**Bathroom** 6' 9" x 5' 10" (2.07m x 1.77m)

With panelled bath, mixer tap and shower attachment, vanity wash hand basin and close coupled w.c. Upvc double glazed obscured window.

## Outside

The property benefits from having a good sized raised sun deck area.

Off street parking.

Area of garden laid to lawn.

## Tenure

Residents must be over 50 years of age.

Sub letting is not permitted

Site fees £4,092.00 per annum approximately (Paid up until March 2022).

Council tax band A if used as main residence.

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This attractive lodge is presented in immaculate "as new" condition and is a "Willoughby Clearwater Lodge" with wrap around sun deck and grassed garden area. The property was sited in 2019 and benefits from air conditioning and tinted windows.

## Directions

Proceed to the M5 motorway roundabout from Burnham-on-Sea taking the third exit right towards Highbridge. Take a left into Windmill Park taking the next right and proceeding to the end of the road bearing to the left. Take the next available left where the lodge will be found at the end of the cul-de-sac on the left hand side.



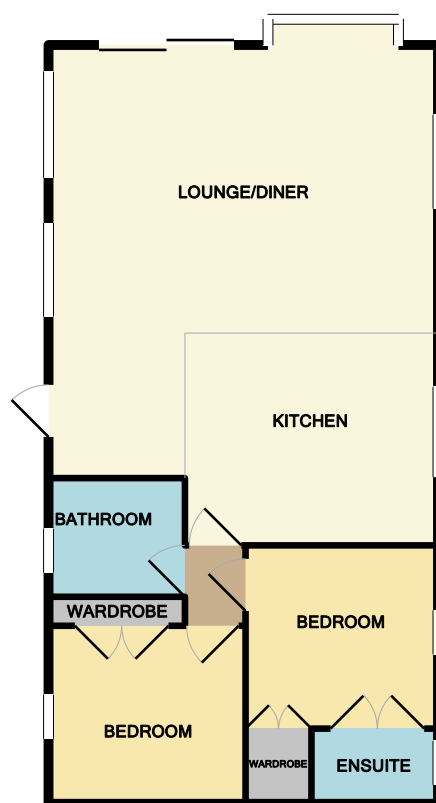










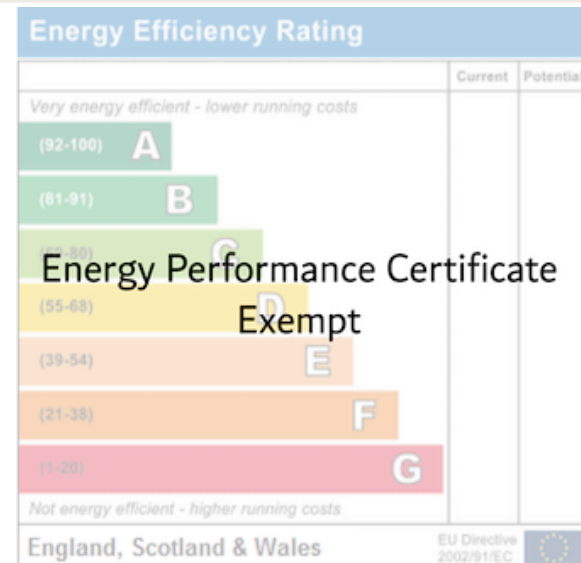


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Barringtons & Sons up to £120 Inc.VAT, Holly & Steer up to £100 Inc.VAT, Simply Conveyancing up to £240 Inc.VAT,  
HD Financial Ltd up to £240 Inc.VAT



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