



GIBBINS RICHARDS 
Making home moves happen

43 Fairways Holiday Park, Bath Road, Bawdrip, Nr. Bridgwater TA7 8PP
£139,950

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A well presented double fronted park home located on the popular 'Fairways Holiday Park' on the edge of Woolavington. The accommodation includes; spacious open plan living, kitchen and dining areas, the kitchen benefitting from a range of built-in appliances, two double bedrooms including en-suite shower room to master bedroom and separate bespoke bathroom. Large wrap around balcony, side drive for parking up to two vehicles. Communal and visitors parking close by.

Tenure: Leasehold / Energy Rating: EXEMPT / Council Tax Band: A

This spacious detached double fronted park home is presented in good order throughout and provides light and airy accommodation and further benefits from no onward chain. The property is located on the 'Fairways Holiday Park' development in Bawdrip which is located approximately four miles east of Bridgwater town centre.

The property is conveniently placed for the villages of Street and Glastonbury as well as being within comfortable driving distance of the M5 motorway. Fairways boast a number of facilities including a fully equipped launderette as well as a club house and licensed bar. For peace of mind the park also benefits from a 24 hour warden and electronic gate access.

- NO ONWARD CHAIN
- WELL PRESENTED PARK HOME
- OPEN PLAN ACOMMODATION
- INTEGRATED APPLIANCES
- SUN DECK
- SIDE DRIVEWAY
- PROPANE GAS HEATING
- SITE FEES APPLY



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Open Plan - Living / Kitchen / Dining Area

21' 10" x 19' 6" (6.65m x 5.94m) The kitchen area benefits from a number of built-in appliances to include gas double oven, microwave, dishwasher, washing machine, air conditioned climate unit as well as ample radiators.

Storage/Cloaks Cupboard

Inner Lobby

Bathroom

Leading to bathroom.

6' 9" x 5' 7" (2.06m x 1.70m) Attractively fitted including copper and nickel bespoke double ended bath, wash stand and WC.

Bedroom 1

9' 8" x 7' 10" (2.94m x 2.39m) with walk-in wardrobe - 5' 8" x 4' 6" (1.73m x 1.37m).

En-Suite Shower Room

5' 7" x 4' 0" (1.70m x 1.22m)

Bedroom 2

9' 7" x 8' 10" (2.92m x 2.69m) with walk-in wardrobe.

Outside

The property benefits from a wrap around balcony perfect for providing plenty of space for seating/entertainment area.

AGENTS NOTE

The Agents understand that the current site fees equate to £311.00 per calendar month which include water rates and ground rent.

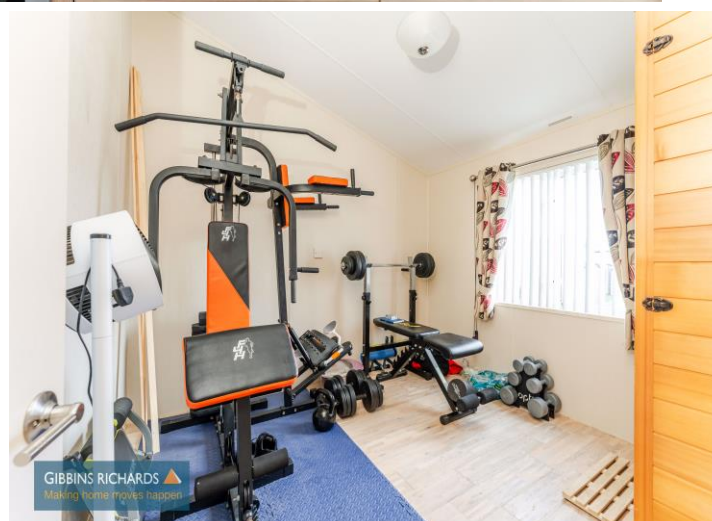
We understand from our vendor that you are allowed to keep dogs but no cats are allowed on site.

Upon completion the seller is required to pay 15% of the eventual sale price to Fairways Caravan Park Limited.

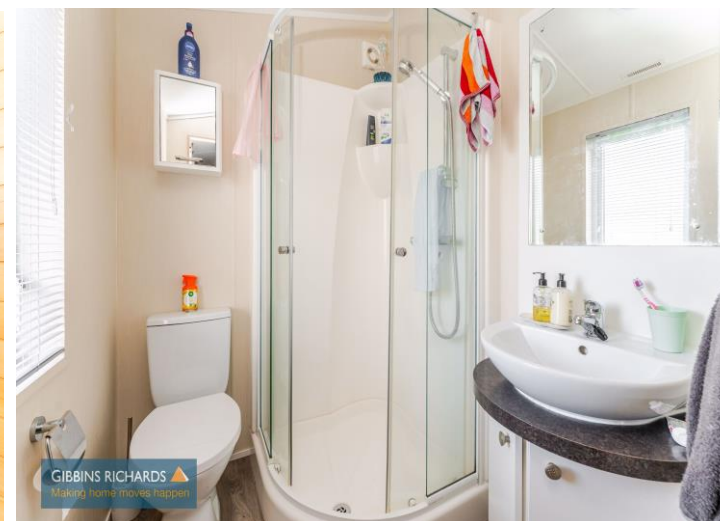
For any further information please contact the office.



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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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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