



Warren Bay Holiday Village, Watchet, TA23 0JR

welcome to

55 Warren Bay Holiday Village, Watchet

Positioned within the popular Warren Bay Holiday Village is this beautifully presented 40 x 13 detached static caravan with a license until 2048. The caravan benefits from two bedrooms, open plan sitting/dining room/kitchen, double glazing, LPG central heating, a decked veranda & gardens.



Double Glazed Front Door

Leading to

Open Plan Lounge/Dining Room

24' 2" max x 15' 5" max (7.37m max x 4.70m max)

Double glazed windows to side and rear, double glazed sliding patio doors giving access to the decked veranda enjoying lovely views towards the Bristol Channel, fitted carpet, part vinyl flooring, two radiators, TV point, sofa, TV unit, sideboard, coffee table, inset ceiling spotlights, electric fireplace, table and four chairs, open plan to kitchen, door to

Boiler Cupboard

With wall mounted gas fired boiler, vinyl flooring, fitted shelving, light.

Kitchen Area

Double glazed window to side, a range of modern fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated washing machine, dishwasher, fridge and freezer, integrated double oven, inset five ring gas hob with stainless steel hob over, vinyl flooring, door to inner hall.

Inner Hall

With fitted carpet and doors to

Bedroom One

10' max x 7' 7" max (3.05m max x 2.31m max)

Double glazed window to side, fitted carpet, walk in wardrobe with fitted drawer and shelving, fitted carpet, heater, radiator, fitted ottoman bed, door to

Shower Room

Double glazed window to rear, a modern fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, extractor unit, vinyl flooring, radiator, inset ceiling spotlights.

Bedroom Two

9' 8" x 7' 7" (2.95m x 2.31m)

Double glazed windows to side, fitted carpet, TV point, built in storage cupboard, radiator, built in wardrobe.

Shower Room

Double glazed window to side, a modern fitted suite comprising shower cubicle, vanity wash hand basin with cupboard under, low level WC, extractor unit, radiator, inset ceiling spotlights, vinyl flooring.

Outside

The property enjoys a good size decked veranda ideal for alfresco dining whilst enjoying views towards the Bristol Channel. There is also gardens which surround the property which are mainly laid to lawn with flower and shrub beds.

There is off road parking for one vehicle in front of the property.

Warren Bay Holiday Village

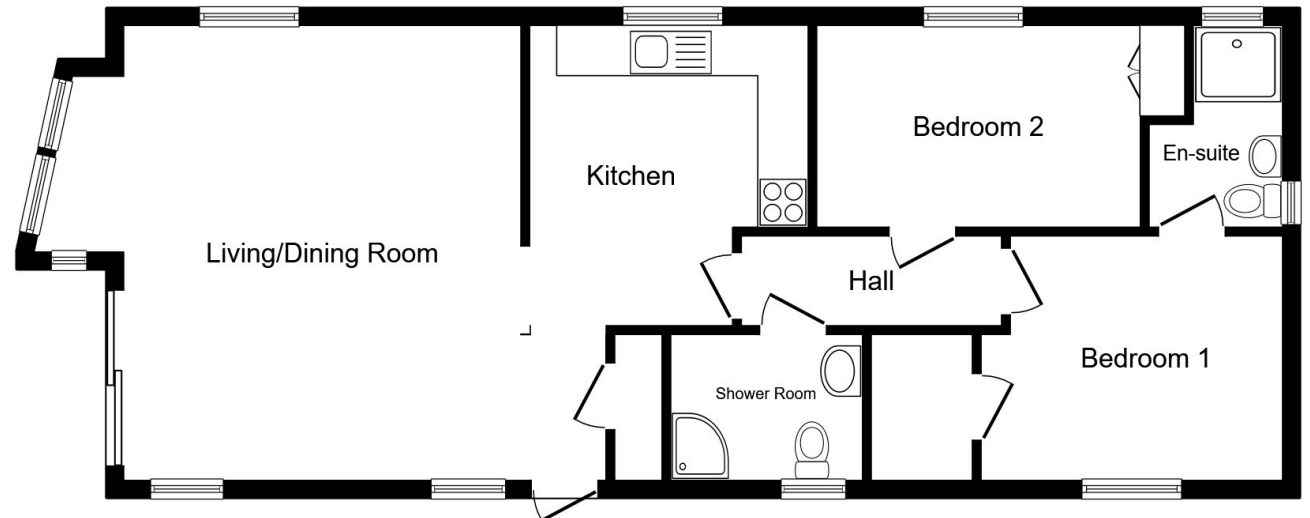
Warren Bay Holiday Village is perfectly positioned between the historic harbour town of Watchet with its artisan quayside and interesting shops and the promenade of Blue Anchor with its sand and pebble beach both benefiting from a halt on the West Somerset Steam railway.

In addition the site benefits from its own private beach, accessed via a wooded lane ideal for fossil hunting and rock pooling. The site is also on the coastal path which is good for hikers.

The development is served by a reception office, laundry, children's play area.

Location

Situated on the outskirts of the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, butchers, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



view this property online fox-and-sons.co.uk/Property/MIH107757



welcome to

55 Warren Bay Holiday Village, Watchet

- 40 x 13 Detached Static Caravan - Coastal Views
- Double Glazing - LPG Central Heating
- Open Plan Sitting/Dining Room/Kitchen
- Bedroom Two - Shower Room
- Decked Veranda to Side & Front - Gardens

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107757



Property Ref:
MIH107757 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk