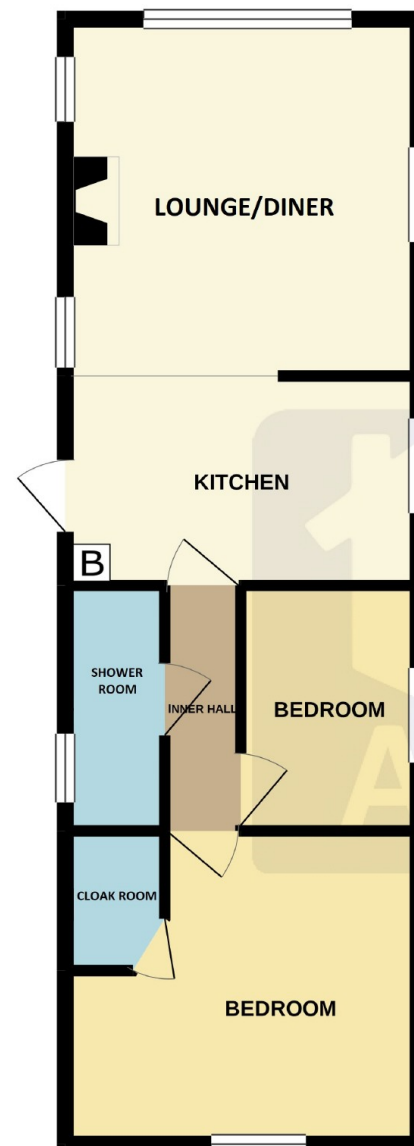


GROUND FLOOR  
478 sq. ft. (44.4 sq. m.) approx.



TOTAL FLOOR AREA: 478 sq. ft. (44.4 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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THE DATA PROTECTION ACT 1998

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A&F

The Retreat, Berrow Road, Burnham-on-Sea  
£31,000



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## 25 Beach Walk, The Retreat, Berrow Road, Burnham-on-Sea, Somerset, TA8 2ES

### THE PROPERTY:

Entrance Door to Kitchen-Diner, Lounge, Shower Room, 2 Bedrooms (one with Cloakroom), Decking Area, Patio, Gardens & Parking. The This 2016 'Willerby Avonmore' model (32" x 12") Unit also benefits from Double Glazing and LPG Gas Central Heating.

The Unit is being sold with the carpets, curtains, nets and blinds included. The majority of the furniture/contents will also be included.

### DIRECTIONS:

The Retreat Caravan Park is located on the coastal side of Berrow Road, just passed the most prominent lighthouse and Brightstowe Road. The Site is within walking distance of the town centre which offers banking facilities, supermarkets, shops, churches, schools, Opticians, Dr's Surgery and hospital. Recreational facilities include heated indoor Academy/Swimming Pool, Bowls Club, Golf Course, Tennis Club and BASC Sports Ground for Rugby, Cricket and Archery. Access to the M5 Junction 22 at Edithmead. Mainline railway station in neighbouring Highbridge.

### ACCOMMODATION

#### OPEN PLAN KITCHEN/LOUNGE-DINER:

##### KITCHEN:

Range of base and drawer units, wall cupboards and sink unit. Tall cupboard housing the wall mounted 'Ariston E Combi' gas fired boiler. Gas hob and free-standing oven. Integrated fridge-freezer and microwave. Double glazed window and matching double glazed door to Garden.



##### LOUNGE-DINER:

Electric pebble effect fire, TV aerial point, two radiators and triple aspect double glazed windows to the front and sides.



##### INNER HALL

Radiator.

##### BEDROOM 1:

Double bed with useful under storage. Excellent range of wall cupboards, wardrobes, shelving units and mirror. Radiator and double glazed window. Numerous power points, television stand and aerial point.



##### EN-SUITE-CLOAKROOM:

Low level WC and compact wash basin. Radiator, mirror and obscure glass double glazed window.

##### BEDROOM 2:

Radiator and double glazed window. Power points and range of built-in cupboards.

##### SHOWER ROOM:

Well equipped with low level WC, was hand basin and large cubicle. Radiator and obscure glass double glazed window. Shelving and extractor fan.



##### OUTSIDE:

Pedestrian gate with trellis surrounds gives access to the predominantly paved enclosed Garden area comprising large patio area, well-stocked borders, decking and water tap. To the other side of the Unit there is further pedestrian gate giving access to hidden gas bottles, water tap & Shed. There is good level of vehicular hard-standing.



##### SERVICES:

Mains Water, Electricity and Drainage are connected. Gas Central Heating via LPG bottles.

##### TENURE:

Current Lease expires: 2033 - renewal can be discussed.  
Holiday Occupancy Basis

##### OUTGOINGS:

Annual Pitch fees: £3,486.67  
for 1 April 2019 - 31 March 2020

##### SITE NOTES:

Pets are permitted on Site.  
The Site offers Tuck Shop, Laundrette, Play Area and free Wi-Fi.  
Private Access for Residents to the Beach.  
Site Closes Annually in the first and second full weeks of January. Unit can remain furnished but residents are to vacate during this period.

Details by: AA

