



Hyde Lane Park, Bathpool, Taunton, TA2 8BX

welcome to

8 Hyde Lane Park, Bathpool, Taunton

A well-presented two-bedroom park home situated on Hyde Lane Park, featuring an open-plan lounge/diner, utility room, enclosed garden, allocated parking and ramped access. Offering comfortable single-level living in a popular residential location.

Entrance Hall

Storage cupboard, Carpet, Radiator.

Lounge/Dining Room

18' 6" x 11' (5.64m x 3.35m)

Open plan lounge and dining room, carpet, 2x windows, electric fire, 2x radiators.

Kitchen

13' x 8' (3.96m x 2.44m)

Kitchen with wall and base units, dishwasher, electric oven and hobs, extractor fan, boiler, lino flooring.

Utility/Back Porch

Space for washing machine and tumble dryer.

Master Bedroom

19' 4" x 11' (5.89m x 3.35m)

Large Double, 2 walls have built in wardrobes, 2x Radiators, Window, Carpet, Patio doors to the garden.

Bedroom 2

8' x 7' (2.44m x 2.13m)

Single bedroom, window, radiator, carpet.

Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

Double shower, Toilet, Wash basin, towel rail, lino flooring

Garden

Enclosed wrap around garden, Concrete shed, wooden shed, greenhouse, Ramped access to the home.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note this property has restrictions about keeping pets.





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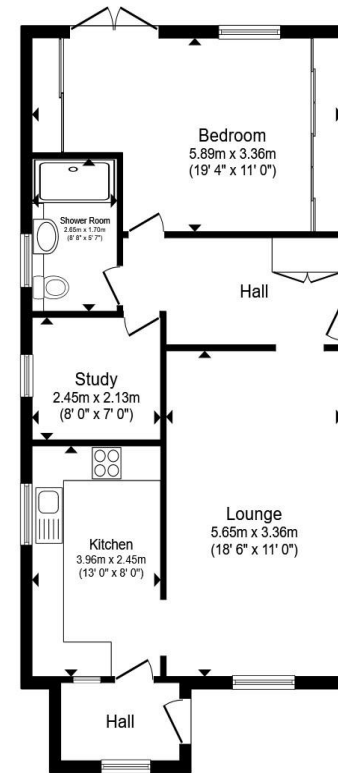
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- Popular Hyde Lane Park location
- Enclosed Garden
- Ramped Access
- Allocated Parking Space
- Easy access to Taunton and local amenities

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

£160,000



Total floor area 68.7 m² (740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TAU109587 - 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.

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