



Woodlands Easton Hill Easton Wells BA5 1DU

for sale
£160,000



Property Description

Set within the peaceful surroundings of Easton Hill on the edge of Wells, this brand-new Delta Newbury (40 x 20) lodge offers a relaxed lifestyle with countryside views and 12-month holiday use. The park operates an adults-only policy, creating a quiet and well-maintained environment, and benefits from an electric gated entrance for added peace of mind. As members of the British Holiday & Home Parks Association, the site provides transparency and buyer protection throughout the ownership process.

Easton is a friendly village just moments from the historic city of Wells, with Cheddar Gorge, Wookey Hole and the Mendip Hills all close by. Local golf courses, scenic walking routes and regular bus services to Wells, Cheddar and beyond make this a convenient and well-connected location. A bus stop is within walking distance, adding to the practicality of the setting.

Inside, the lodge is entirely unused and presented as new, offering a bright open-plan living space, two bedrooms, two bathrooms and a generous deck overlooking open greenery. The kitchen comes fully equipped with brand-new white goods, including a full-size fridge freezer, microwave and dishwasher, while the utility room houses a new washing machine. Bottled gas is delivered to the site as needed, and electricity is supplied via a meter. The pitch fee is £3,383.95 per year, increasing with inflation each January, and includes water and sewage. Pets are welcome, and the lodge has parking for two vehicles.

Kitchen/Diner

21' 1" x 18' 9" (6.43m x 5.71m)

A bright and spacious open-plan room with clearly defined living, dining and kitchen areas. The lounge enjoys double-glazed

windows to the rear, drawing in natural light and offering a pleasant outlook across the greenery. Glazed doors open directly onto the deck, creating an easy indoor-outdoor flow. The dining area sits centrally, while the kitchen includes modern cabinetry, generous worktop space and brand-new appliances, including a full-size fridge freezer, microwave and dishwasher.

Bedroom One

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

A calm and comfortable main bedroom with a double-glazed window to the front, allowing soft natural light into the space. The room leads directly into both the dressing room and en-suite. A radiator sits beneath the window, blending neatly into the layout and keeping the room warm throughout the year.

En-Suite

A modern en-suite shower room fitted with a corner shower enclosure, vanity unit with storage and basin, and WC. Partially tiled walls and a double-glazed window.

Dressing Room

A practical walk-in dressing area with fitted hanging space and shelving.

Bedroom Two

9' 6" x 9' 3" (2.90m x 2.82m)

A well-proportioned second bedroom with space for twin beds or a double. A double-glazed window to the rear overlooks the greenery behind the lodge. Carpeted flooring and a wall-mounted radiator.

Bathroom

A clean and contemporary family bathroom fitted with a paneled bath and shower screen, vanity unit with storage and basin, and WC. Partially tiled walls and a frosted double-glazed window.

Utility Room

A practical utility space housing the brand-new washing machine, with additional storage and worktop space. A double-glazed window to the front keeps the room bright.

Decking

18' 9" x 7' 8" (5.71m x 2.34m)

A generous decked areas accessed directly from the main living space, offering a peaceful spot to sit out and enjoy the open outlook. With space for outdoor seating, it's ideal for relaxing, dining or simply taking in the surrounding greenery.

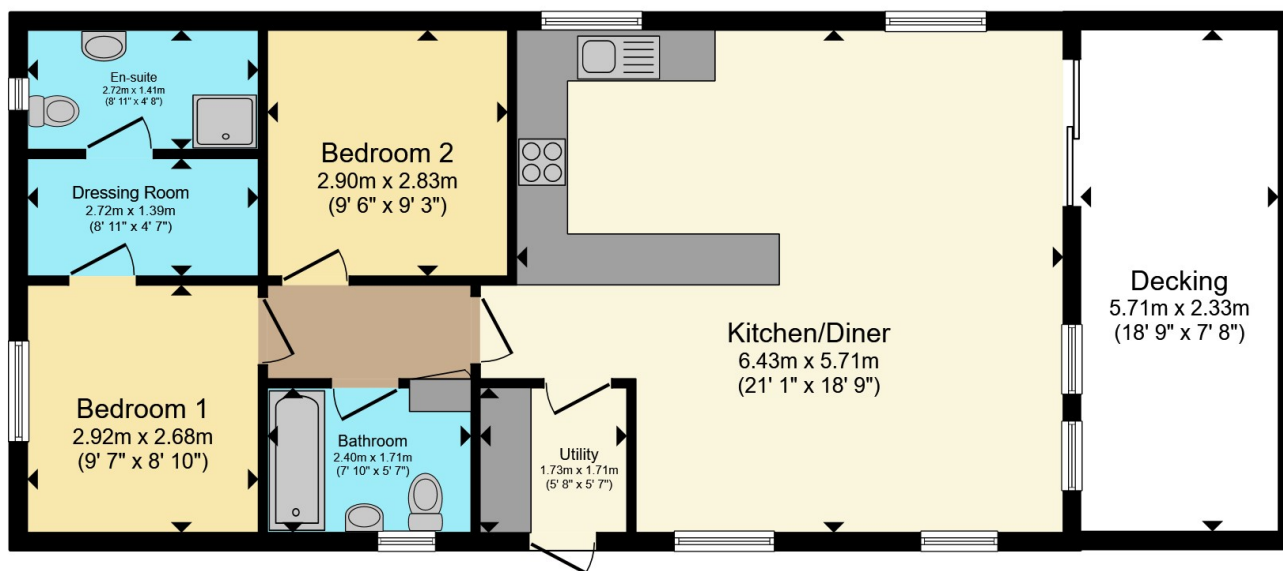
Additional Information

- Brand-new lodge
- Adults only park
- 12-month holiday license (Not full-time residential)
- Pitch Fee: £3383.95/year, rising with inflation
- Pitch fee includes water and sewage
- Metered electric
- Bottled gas delivered to site when required
- Pets allowed
- 15% commission payable to site owner upon resale
- Electric gated entry
- Parking for two vehicles adjacent to the lodge
- Walking distance to a bus stop with routes to Wells, Cheddar and beyond
- Local golf courses nearby

Agents Note

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.





Total floor area 72.2 m² (777 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

Connells

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EPC Rating: Council Tax
Exempt Band: B

view this property online connells.co.uk/Property/BMR312552

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.

Tenure:



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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