



DERBYSHIRE'S
— *Estate Agents* —

22 Turnpike Caravan Park Turnpike, Howley,
Chard, TA20 3EA

Situated within a peaceful countryside setting and just a short drive from Chard town centre, this beautifully presented one bedroom park home offers comfortable and low-maintenance living on a sought-after over 50's site with 12 month occupancy.

The property has been extensively renovated throughout by the current owner and is finished to a high standard, featuring a quality fitted kitchen and modern shower room. The accommodation comprises a veranda with doors opening into the dining area and entrance hall, a spacious double bedroom, stylish shower room, large storage cupboard and a bright open plan kitchen, dining and lounge area, creating a welcoming and sociable living space.

Outside, the property occupies a good sized secluded plot with off-road parking, summer house and useful storage sheds. The gardens are designed for ease of maintenance, being laid mainly to gravel and surrounded by mature trees and shrubs, providing a private and tranquil setting with an abundance of local wildlife to enjoy.

Pitch fee: £238.73 per calendar month including sewerage.

Over 50's site. 12 month occupancy permitted.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

- Formally two bedroom park home
 - Fully renovated throughout
- Highly insulated both inside and out
 - Modern Kitchen
 - Modern shower room
- Low maintenance garden
- Parking for several cars
 - Council Tax Band A
 - Over 50's Site
- 12 Month occupancy

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Guide Price £130,000

PARK HOME

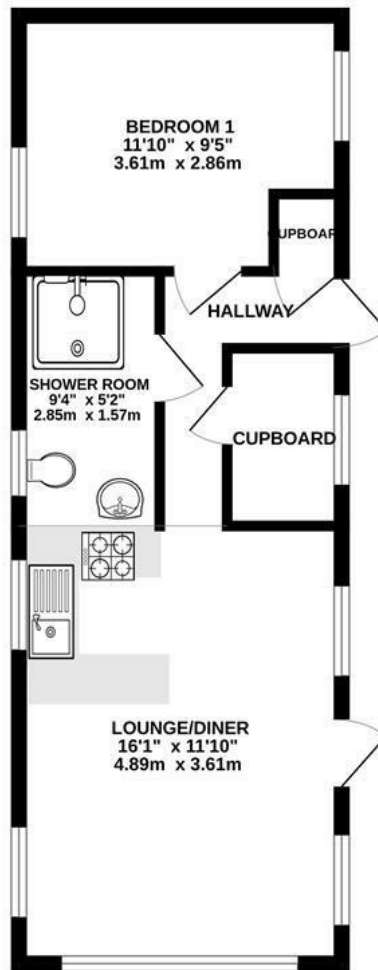
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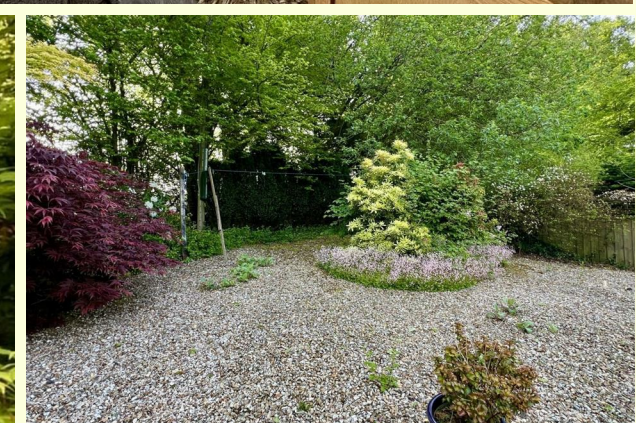
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



22 TURNPIKE HOWLEY CHARD TA20 3EA

TOTAL FLOOR AREA : 412 sq.ft. (38.3 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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Directions -
Heading west on the A30 out of Chard, Turnpike Site can be found on your left hand side.





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