



57 The Orchid, Rookery Manor Edingworth Road, Edingworth, Weston-Super-Mare, BS24 0JB
£265,000

- Two Double Bedroom Lodge
- En-Suite and Separate Bathroom
- Allocated Parking
- Beautifully Presented
- Open Plan Living Area
- Double Glazed & GCH
- Rural Location
- 52 Week Licence

Rookery Manor Edingworth Road, Weston-Super-Mare BS24 0JB

Rachel J Homes is delighted to market this beautifully presented Lodge located in Rookery Manor, Edingworth. If you are looking for a home in a semi rural location, which is spacious, modern and one that you can "just move in" make sure this is on your list to view. The accommodation briefly comprises of Open Plan Living/Kitchen Area, Two Double Bedrooms - Master with Ensuite and separate Bathroom, Utility Area, Low Maintenance Garden, large rear composite deck with views over lakes and hills and parking plus it has a 52 week licence. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



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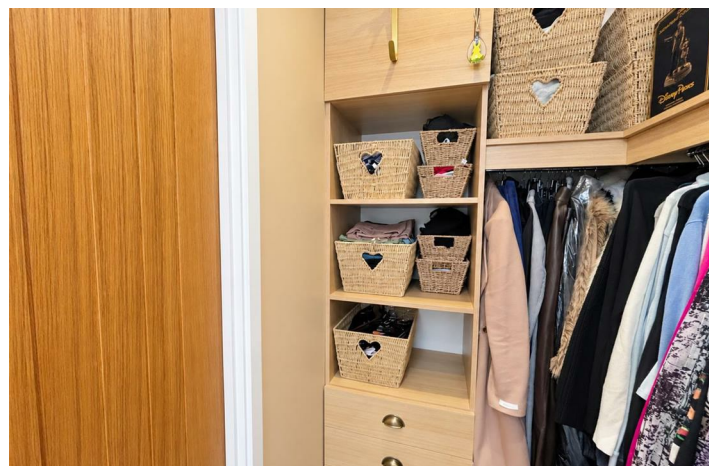
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EPC

Freehold

Council Tax Band:



Entrance Hallway

Upvc Double glazed entrance door, sliding door to cupboard housing washing machine & tumble dryer, 2nd cupboard housing Combi boiler, built in seating area, laminate flooring.

Inner Hallway

Radiator, doors to Bedrooms and Bathroom, laminate flooring.

Open Plan Living

Lounge

Two Upvc double glazed patio doors to large deck area with views, two Upvc double glazed windows to side, feature fireplace, radiator, T.V point, wall lights, laminate flooring.

Kitchen

Upvc Double glazed window to side, ceramic sink and drainer with mixer tap over, integrated fridge freezer, wine cooler and dishwasher, electric hob with extractor over and electric oven under, tiled splashback, laminate flooring.

Master Bedroom

Upvc Double glazed window to side, fitted open wardrobe with shelving and hanging rail, T.V point, radiator.

En-Suite

Upvc Double glazed window to side, low level W/C, wash hand basin set into vanity unit, walk in shower with double headed shower, radiator, Velux window.

Bedroom 2

Upvc Double glazed window to side, two fitted wardrobes, T.V point, radiator.

Bathroom

Two Upvc Double glazed windows to side, free standing bath with mixer tap over, low level W/C, wash hand basin set into vanity unit, shower cubicle with double headed shower, feature radiator, fully tiled walls and floor,

Outside

Composite steps to side of property, large rear composite deck with glass Balustrades and views over the lake and hills, rear and side garden laid to Astro-turf, two allocated parking spaces,

Additional Information

Lease remaining 97 years

Annual Ground rent £4,500 Includes Water, sewerage Internet, Tv Licence

Reception area for postage & Parcels

On site bar opens on Fridays

Please note this is a pet friendly site and there is no age restriction.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

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