



GIBBINS RICHARDS 
Making home moves happen

E30 Edithmead Park Homes, Edithmead, Highbridge, Somerset TA9 4HE
£129,950

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This stunning two bedroom park home, 'Regal Hemsworth', comes to the market with a range of thoughtful upgrades throughout. Warmed by LPG heating and fully double glazed, it also benefits from multiple off road parking. The accommodation briefly comprises an open plan kitchen/dining with comfortable sitting area, two bedrooms (master with en-suite shower room and walk-in wardrobe) and a further shower room. Set on a generous end pitch, the home enjoys excellent outdoor space with a private rear fence, newly planted hedging, and a spacious lawn. The wraparound sun-deck, complete with garden table, chairs, and a storage bench, is perfect for relaxing in the sunshine. Additional features include solar lights along the balustrade, solar-powered security lighting, a powered shed and bin store, and a covered rotary washing line.

Tenure: Leasehold / Energy Rating: N/A / Council Tax Band: TBC

The park is ideally situated for exploring the South West. Burnham-on-Sea's sandy beaches are a short drive away, while the vibrant towns of Weston-super-Mare, Wells, and Bristol are within easy reach. Nature enthusiasts can enjoy the nearby Somerset Levels, Cheddar Gorge, and the Quantock Hills Area of Outstanding Natural Beauty. On-Site Facilities Designed for a peaceful and comfortable stay, the park offers: Hardstanding seasonal pitches with electric hook-ups. The Windmill Bar & Bistro. Launderette. Heated shower and toilet blocks with baby changing areas. Enclosed dog-walking field. Disabled access with flat, tarmacked walkways and a lift at the bistro. Private parking adjacent to pitches. On-site warden and 24-hour CCTV for added security.

- REGAL HEMSWORTH MODEL 2023
- EN-SUITE FACILITY
- TWO BEDROOMS
- MULTIPLE OFF ROAD PARKING
- SUN DECK
- OVER 50s
- LARGE WALK-IN WARDROBE TO MASTER BEDROOM
- OPEN PLAN LIVING ACCOMMODATION
- EASY ACCESS TO M5 MOTORWAY



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Open Plan Living Space

19' 8" x 12' 10" (5.99m x 3.9m) French doors to decking veranda. Front and side aspect windows. Side access door.

Kitchen Area

Fitted floor and wall cupboard units. Integrated gas hob, gas cooker, fridge/freezer and washing machine. Space and plumbing for dishwasher (if required).

Inner Hall

Doors to two bedrooms and shower room.

Bedroom 2

8' 2" x 6' 7" (2.5m x 2.2m) Side aspect window.

Shower Room

8' 11" x 3' 8" (2.73m x 1.11m) Side aspect obscure window. White suite comprising low level WC, wash hand basin and walk-in shower.

Bedroom 1

12' 10" x 9' 3" (3.9m x 2.82m) Side aspect window. Walk-in wardrobe. Door to;

En-Suite Shower Room

7' 7" x 3' 7" (2.32m x 1.08m) Fitted white suite comprising low level WC, wash hand basin and walk-in shower.

Outside

Wrap around decking veranda. Off road parking for multiple vehicles. Corner plot position with privacy fence to the rear.

AGENTS NOTE

Ownership of this park home is in accordance with the 'Parks' respective Licence Agreement. We are advised that this is a site with a twelve month occupancy. The service charge for the home is £306.00 per month to include water and sewerage. Electric and gas are supplied via West Country Park Homes. There are no more than two dogs or cats allowed per unit. Please also note that upon sale, 10% of the sale price is to be paid back to the site owner. For any further information please contact the office.



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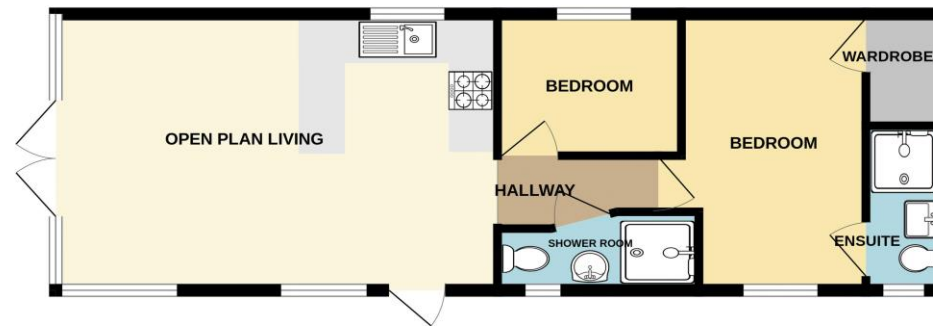


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GROUND FLOOR



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 Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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