



21 Brean Court South Road

Brean, TA8 2SE

Price £165,000



PROPERTY DESCRIPTION

A well maintained park home with 12 month occupancy, situated on a sought after residential development. Offered with the benefit of garage, private enclosed low maintenance gardens.

Local Authority

Sedgemoor Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to:

Entrance Hall

Cloaks cupboard, broom cupboard, linen cupboard.

Lounge/Diner L-shaped

19'0" narrowing to 10'9" x 14'11" narrowing to 7'2 (5.81 narrowing to 3.30 x 4.56 narrowing to 2.20)

Two upvc double glazed bay windows to front, upvc double glazed window to the side, recess for electric fire.

Kitchen

11'1" x 9'2" narrowing to 6'8" (3.39 x 2.81 narrowing to 2.05)

Fitted with a range of wall and floor units to incorporate single sink drainer units, space for cooker, plumbing for automatic washing machine, space for fridge/freezer, recess with gas boiler supplying domestic hot water and radiators, upvc double glazed window to side, upvc double glazed door opening to outside.

Bedroom

10'5" x 9'4" (3.18 x 2.86)

Fitted with a range of bedroom furniture, upvc double glazed window to rear.

En-suite Shower Room

6'11" x 5'1" (2.12 x 1.57)

Comprising of shower cubicle, close couples w.c, vanity wash hand basin with cupboards below, upvc double glazed window to side.

Bedroom

9'5" x 9'3" (2.88 x 2.83)

Fitted with a range of bedroom furniture, upvc double glazed window to side

Bathroom

6'11" x 4'11" (2.12 x 1.51)

Comprising panelled bath, pedestal wash hand basin, close coupled w.c, upvc double glazed obscured window to side.

Outside

To the front of the property there is an open plan garden with shrubs and bushes, to the right hand side of the property is a further area of garden with lawn, pathway to either side of the property leads to sides gates and gives access to the side and rear gardens with are laid for ease of maintenance, enjoy a good degree of privacy and enjoy a sunny aspect.

Tenure

Leasehold

Ground Rent £117 per month + £44 per month- Garage.

12 month occupancy,

Ground Rent reviewed 1st January annually.

Payable to Diamond Farm (Brean Court Ltd).

Description

This attractive two bedroom park home is offered with the benefit of 12 month occupancy and is situated on a sought after development, briefly

PROPERTY DESCRIPTION

comprises entrance hall, lounge/diner, well appointed kitchen, two bedrooms, master en-suite shower room and bathroom. The property benefits from having gas central heating with a modern boiler, upvc double glazed windows, enclosed low maintenance garden which enjoys a good degree of privacy, garage located a short distance away. Offered in good order throughout, an early application to view is strongly recommended by the Vendors selling agents.

Directions

From the Esso garage at the top of Love Lane, proceed up Berrow Road continuing through the village of Berrow and entering the village of Brean on the Coast Road. Proceed into South Road and after passing the entrance to Pontins, turn right into Brean Court. Turn left, proceed along the road within Brean Court where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water not metered.
- Gas Central Heating.
- Mains Drainage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

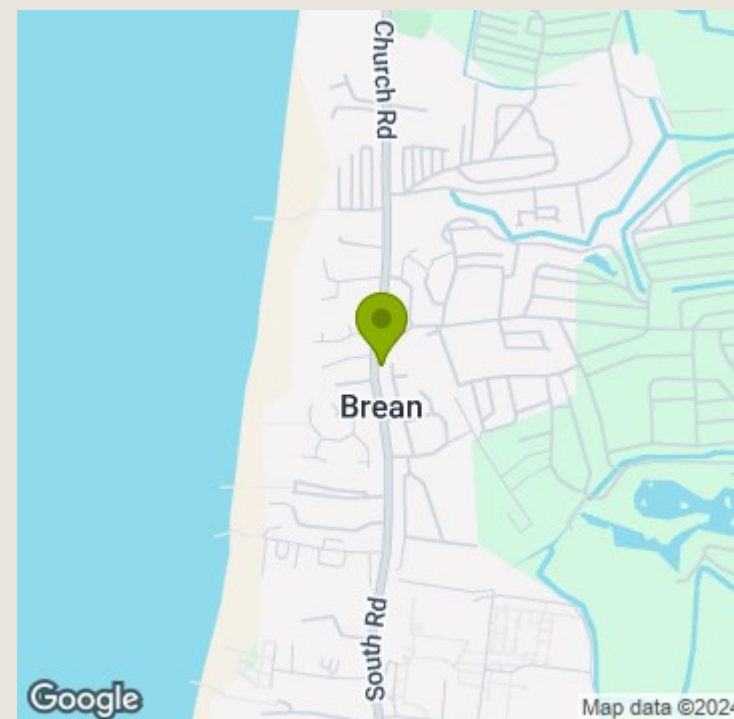
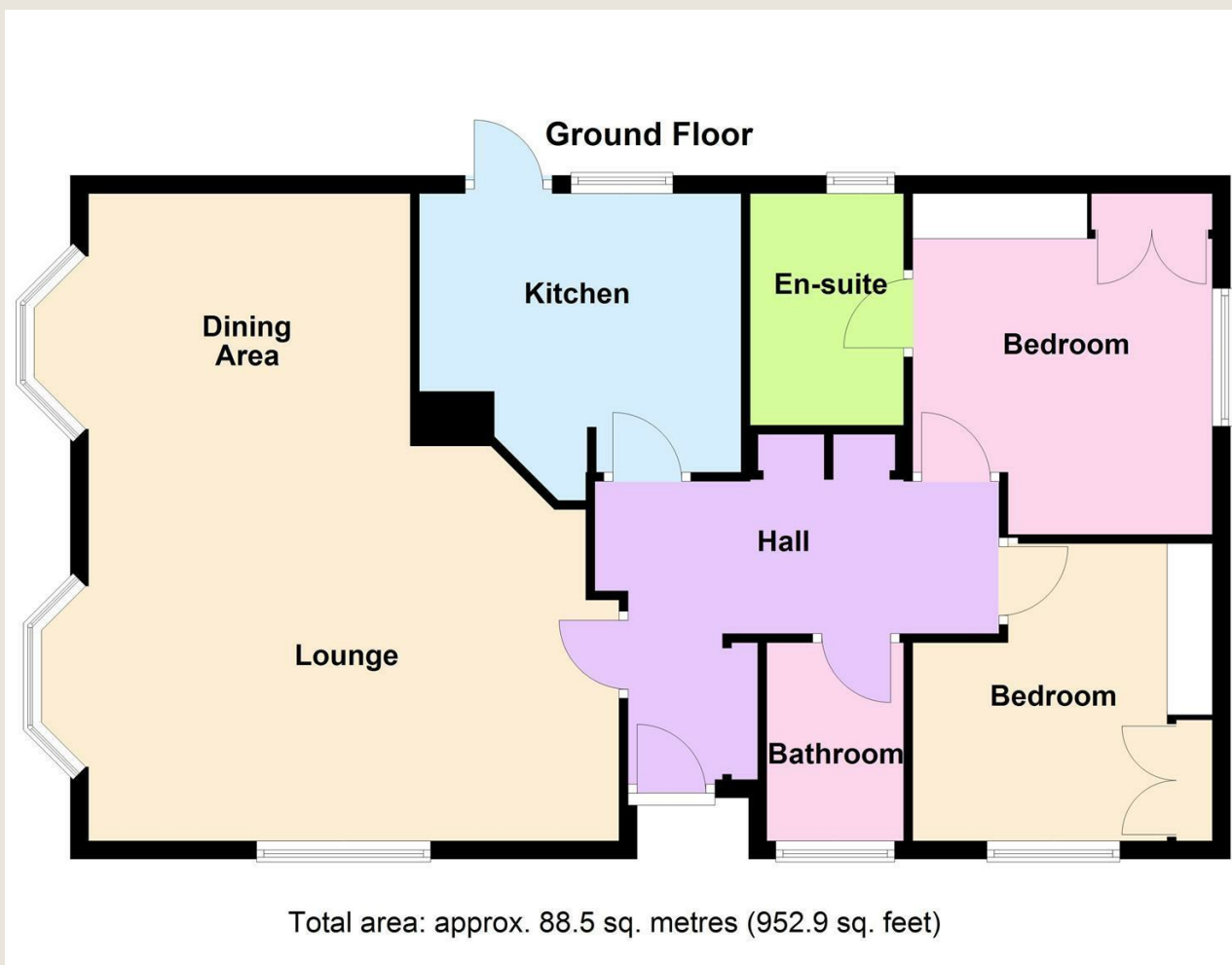
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

