



10 Hillview South Road

Brean, TA8 2RD

Price £115,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Upgraded and improved first floor holiday home situated in a sought after complex to the north of Burnham-on-Sea within the seaside resort of Breaan offered with the benefit of an extended lease.

Entrance door, open plan living rom/kitchen\* two bedrooms\* shower room\* parking

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:

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



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Open plan Kitchen/Living Room

17'1" x 9'5" (5.22 x 2.89)

The kitchen area is fitted with a modern range of wall and floor units with single sink drainer unit, electric cooker point, extractor fan, plumbing for automatic washing machine, storage cupboard with upgraded consumer unit, island with space for fridge/freezer, upvc double glazed window to the front and electric surround.

### Bedroom 1

5'6" x 5'6" (1.70 x 1.68)

Electric wall heater and upvc double glazed window to the rear.

### Bedroom 2

5'6" x 5'6" (1.68 x 1.68)

Electric wall heater and upvc double glazed window to the rear.

### Shower Room

7'4" x 4'5" (2.26 x 1.35)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled walls and electric wall heater. Loft access and upvc double glazed obscured window to the rear.

### Outside

The property benefits from having an allocated parking space.

The flat is situated on a gated development making it a secure site and child friendly with direct beach access to the rear of the site.

### Tenure

Leasehold

99 Years from 2012

Ground Rent - Peppercorn rent (£0)

Service Charge - £624.39 as of 2024

### Description

This first floor flat would make an ideal holiday home set within the popular seaside resort of Brean. Amenities in Brean include Brean Leisure Park, the scenic Brean Down and the miles of sandy beach.

The property has been upgraded and improved and comprises open plan living room/kitchen, two bedrooms and upgraded shower room.

The property benefits from having electric wall heaters, upvc double glazing and is offered in good decorative order throughout.

The lease has been extended to 99 years from 2012.

### Directions

From Burnham-on-Sea proceed in a northerly direction along the Berrow Road through the village of Berrow into the village of Brean. Upon entering Brean on the Coast Road take a left turn opposite the Star Dust

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Amusements into the gated Hillview development. The property will be found in the first block on the left hand side

## **Material Information**

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room heating
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

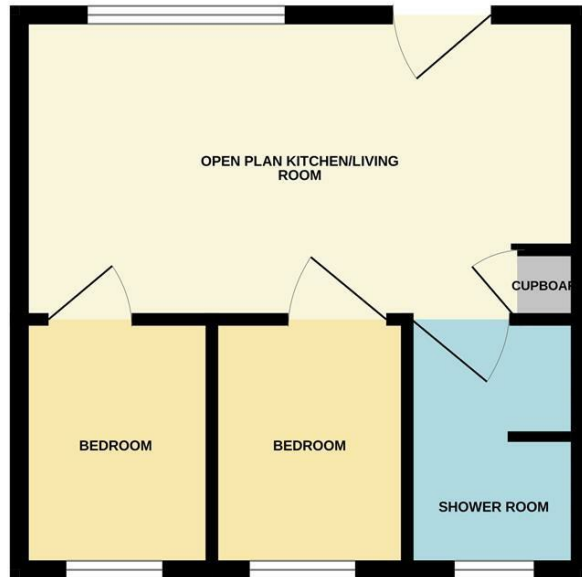
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



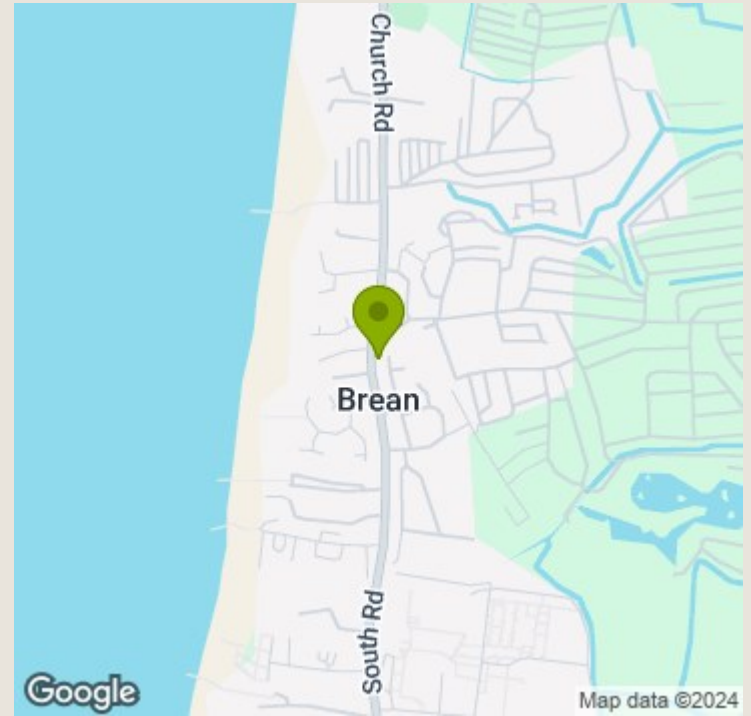




10 HILLVIEW



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.  
Made with Metropix 12/2024



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

**01278 793700**

[sales@berrymansproperties.net](mailto: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

