



2 Beacholme South Road

Brean, TA8 2RD

Price £295,000



PROPERTY DESCRIPTION

A two/three bedroom semi detached bungalow situated at the top of a shared private lane within close proximity to amenities of the popular village of Brean.

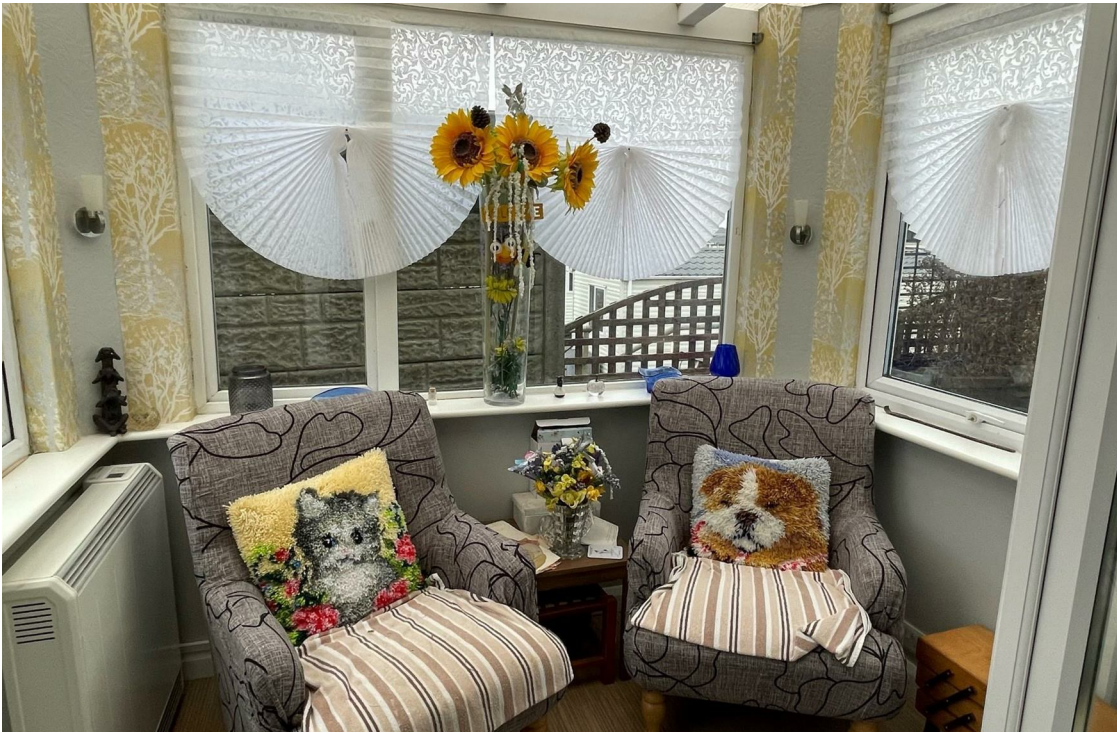
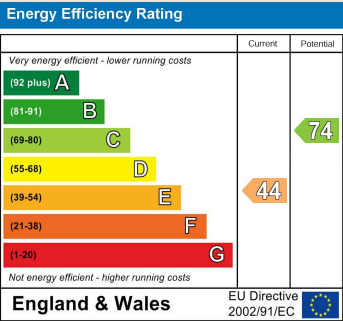
Lounge*inner hallway*kitchen*dining room/bedroom 3*dressing room*2 further bedrooms*shower room*conservatory*off street parking*garden*Must be seen.

Local Authority

Sedgemoor Council Tax Band: B

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two upvc double glazed doors opening to:

Lounge

19'1" x 11'11" (5.84 x 3.64)

Chimney breast with electric fire, door to:

Inner Hallway

With storage cupboard.

Kitchen

11'10" x 9'6" (3.62 x 2.92)

Fitted with a range of wall and floor units to incorporate one and a half drainer sink unit, space for electric oven, plumbing for automatic washing machine, two upvc double glazed windows to rear. upvc double glazed door to outside.

From the inner hallway access is gained to the:

Dining Room/Bedroom 3

9'4" x 8'4" (2.87 x 2.56)

Part block/part upvc double glazed construction, upvc double glazed doors to either side.

From the lounge access is gained to the:

Dressing Room

9'6" x 8'4" (2.92 x 2.56)

Access to the further two bedrooms

Bedroom

11'8" x 9'1" (3.57 x 2.77)

Upvc double glazed window to front, two upvc double glazed window to either side.

Bedroom

10'7" x 7'10" (3.23 x 2.39)

Upvc double glazed french doors to garden, upvc double glazed windows to front.

Shower Room

5'8" x 5'4" (1.75 x 1.63)

Comprising corner shower cubicle, close coupled w.c, concealed cistern, vanity wash hand basin with cupboards below, stainless steel heated towel rail, electric wall heater, upvc glazed obscured window to side.

Outside

To the front of the property there are steps rising to the front door, area of patio.

To the left hand side of the property is an off street parking space with access leading to the rear of the property and offering access to the conservatory.

Side area of garden is laid to lawn, to the rear of the garden is a small area of patio area garden, outside tap, outside light.

Description

This extended semi detached bungalow offers deceptively sized living

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accommodation up to three bedrooms, briefly comprises of lounge, kitchen/breakfast room, dining room/bedroom three with conservatory off, sitting room with dressing room and two further bedrooms off. The property benefits from having propane gas central heating upvc double glazed windows, off street parking and an area of garden to the side of the property. Offered in good order throughout. An early application to view is highly recommended by the Vendors selling agents.

Directions

From Burnham-on-Sea proceed along the Berrow Road in a northerly direction through the village of Berrow into the village of Brean. Upon entering the village of Brean passing the Stardust Amusements on the right hand side, take a left into the private lane just before reaching Morrisons. Proceed up the lane where the property will be found at the top of the lane on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water.
- Not water metered.
- Propane Gas.
- Mains Drainage.
- No flooding in the last 5 years or not.
- 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

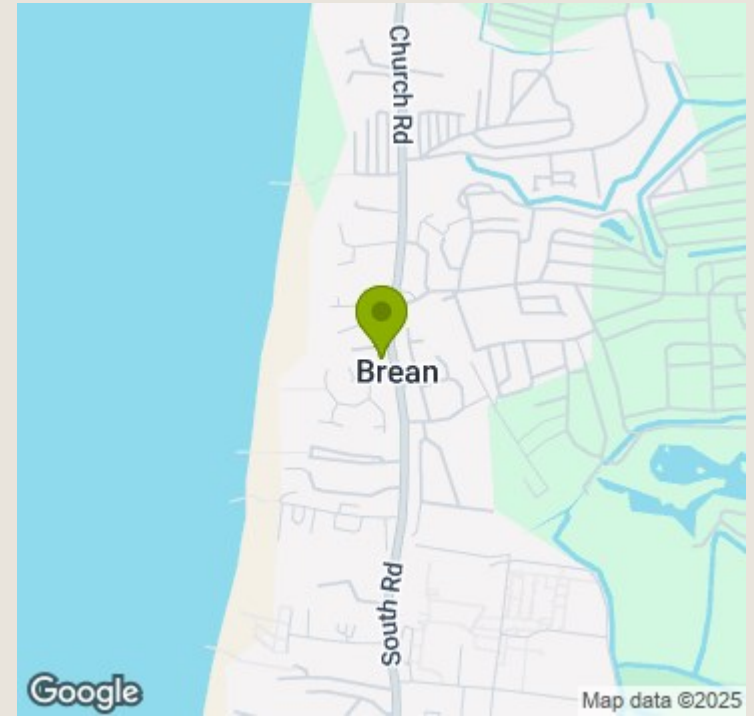
Flood Information:

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

