



Hide A Way

Burnham-On-Sea, TA8 2RS

Price £175,000



PROPERTY DESCRIPTION

An attractive extended, detached four bedroom leasehold single storey dwelling located at the foot of Brean Down backing onto Brean beach offering great potential for numerous alternative uses.

Must be seen to be fully appreciated.

CASH BUYERS ONLY

Reception hall/dining room* open plan lounge/kitchen/dining area* large sun deck* four bedrooms* bathroom* separate shower room* enclosed gardens with useful home office/workshop* gated driveway offering off street parking for numerous vehicles* low maintenance terraced gardens to the rear with a superb aspect over the beach towards Brean Down.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel opening to the:

Reception Hall/Dining Area

12'5" x 9'2" (3.81 x 2.81)

Feature atrium window. Opening to the:

Inner Hallway

Open Plan Lounge/Dining/Kitchen

27'5" x 14'4" (8.36 x 4.37)

The kitchen area is fitted with a superb range of wall and floor units with contrasting worktops and breakfast bar. Cupboard housing the gas boiler supplying domestic hot water and radiators. Single drainer sink unit, space for fridge/freezer, space for range cooker with extractor hood over. Triple aspect windows with upvc double glazed French doors with full length matching side panels opening to:

Large Sun Deck

With superb aspect across open farmland towards Brean Down.

Bedroom 1

12'0" x 10'5" (3.66 x 3.20)

Upvc double glazed window to the front.

Bedroom 2

10'4" x 10'4" (3.15 x 3.15)

Upvc double glazed window to the rear.

Bedroom 3

14'6" x 8'2" (4.42 x 2.49)

Upvc double glazed window to the rear.

Bedroom 4

14'6" x 9'1" (4.42 x 2.77)

Upvc double glazed window to the rear.

Bathroom

Comprising P shaped bath with rainhead and hand held shower over, pedestal wash hand basin and close coupled w.c. Tiled walls and floor.

Shower Room

6'5" x 6'0" (1.98 x 1.85)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window.

Outside

To the front of the property there is secure boundary fencing with two opening gates giving access to an area of secure parking for numerous vehicles.

The front garden is a particular feature of the property with a large variety of bushes, shrubs etc.

Access can be gained to the sun deck and summerhouse/potential home office with adjoining workshop.

Rear Garden

Multi level low maintenance garden area.

From the higher level there is a superb aspect towards Brean Down and the adjoining beach below.

Agents Note

Holiday letting is not permitted within the terms of the lease.

PROPERTY DESCRIPTION

Lease renewable after 2043 at a cost of £25,000.

Three yearly increase of Ground Rent at 6.25%

31st May 2027-30th May 2030 - £5485.33

31st May 2030-30th May 2033 - £5855.59

31st May 2033-30th May 2036 - £6250.84

31st May 2036-30th May 2039 - £6672.77

31st May 2039-30th May 2042 - £7123.18

Tenure

Leasehold

25 years from 2015 (further 25 years available at a cost of £25,000 from 2043)

Ground Rent £5,138.48 per annum with an increase every three years of 6.25%

Description

The property has been extended, upgraded and improved over the years to offer well planed, well appointed living accommodation that briefly comprises reception hall/dining area, open plan lounge/kitchen/dining area with sun deck off. There are four bedrooms, bathroom and a separate shower room.

To the front of the property is a good size garden with useful workshop/summerhouse/potential home office.

To the rear of the property is a terraced garden laid for ease of maintenance with the upper level enjoying a superb aspect over the beach and towards Brean Down.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road through the village of Berrow and into the village of Brean. Proceed passing Brean Leisure Centre and Pontins on the right hand side continuing through the village onto Brean Road

bearing left towards the cafe/store on the left. Proceed up the lane where the property will be found on the left hand side at the foot of Brean Down.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- LPG gas
- 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



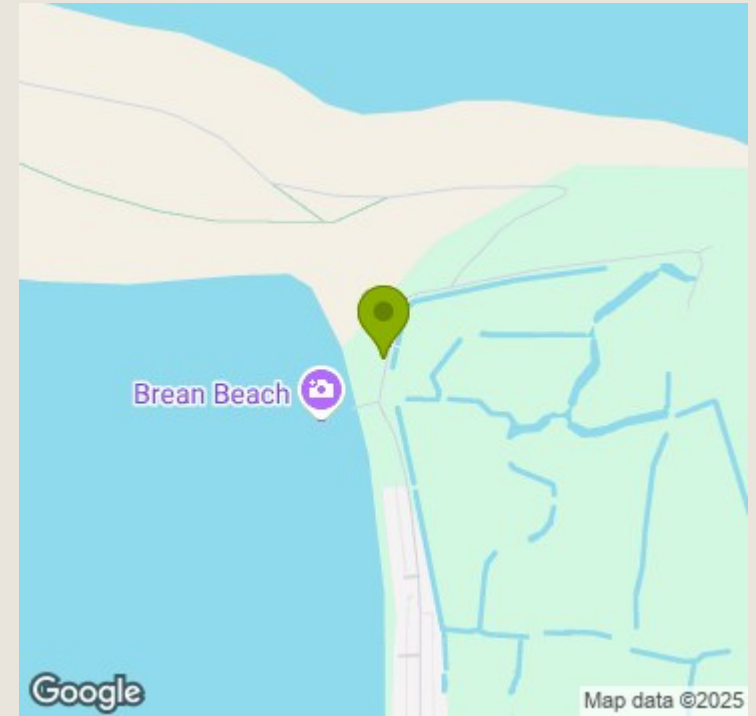




GROUND FLOOR



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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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.
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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

