



10 Huett Close

Brean, TA8 2RU

Price £425,000





# PROPERTY DESCRIPTION

A greatly extended, upgraded and improved three bedroom detached bungalow situated in a highly sought after residential location in a deceptively sized plot with good size garage/workshop, gated off street parking to the rear with additional parking to the front. Must be seen to be fully appreciated.

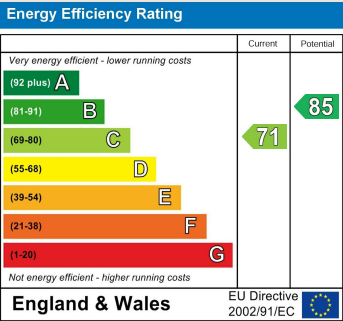
Entrance porch\* entrance hall\* large lounge with conservatory off\* kitchen/breakfast room with side porch/utility off\* three bedrooms\* master en suite shower room\* family bathroom\* family shower room\* gas central heating\* upvc double glazed windows\* large garage/workshop\* enclosed secure parking to the rear\* additional parking to the front\* excellent order throughout.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Porch

Upvc double glazed obscured window to the side. Further upvc double glazed door and side panels to the:

### Entrance Hall

Access to roof space. Cloaks cupboard, linen cupboard.

### Lounge

20'6" x 11'10" (6.27 x 3.62)

Wall light points, two upvc double glazed French doors and matching side panels to the:

### Conservatory

12'8" x 7'9" (3.87 x 2.37)

Part block and part upvc double glazed construction with insulated all year round roof.

Upvc double glazed door to the garden.

### Kitchen/Breakfast Room

20'7" x 8'1" maximum (6.29 x 2.47 maximum)

Fitted with an extensive range of wall and floor units with unit underlighters. One and a half bowl drainer sink unit, space for range style cooker, space for American style fridge, plumbing for automatic dishwasher, upvc double glazed window to the rear and upvc double glazed door to the:

### Side Porch/Utility

9'5" x 7'7" (2.88 x 2.32)

Of upvc double glazed construction with upvc double glazed sliding patio door to the garden.

## Bedroom 1

10'0" x 8'7" (3.06 x 2.64)

Wall length wardrobes and upvc double glazed window to the front.

## En Suite Shower Room

Comprising tiled shower cubicle, close coupled w.c., corner wash hand basin, extractor fan and tiled floor.

## Bedroom 2

8'9" maximum x 8'5" (2.67 maximum x 2.58)

Built in wardrobes and upvc double glazed window to the front.

## Bedroom 3

12'11" x 7'1" (3.95 x 2.17)

Upvc double glazed window to the front.

## Family Bathroom

Comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin and close coupled w.c. Heated towel rail, extractor fan and upvc double glazed obscured window.

## Shower Room

Tiled shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., tiled floor, part tiled walls, heated towel rail and upvc double glazed obscured window to the rear.

## Outside

To the front of the property is an open plan garden laid for ease of maintenance.

To the right hand side of the property is a block pavier driveway offering off street parking for two/three vehicles.

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To the right hand side of the driveway is a gate giving access to the side and rear gardens which immediately to the rear of the property is an area laid for ease of maintenance with steps rising to a feature decking area.

Lawned area and borders containing shrubs and bushes. Greenhouse.

Accessed at the rear of the property two substantial wooden gates open to a secondary driveway offering secure off street parking for two/three vehicles which leads to:

## Garage

17'2" maximum x 21'3" maximum (5.25 maximum x 6.49 maximum)

With remote control roller door, light and power.

Outside light and outside tap.

## Description

Extended, upgraded and improved detached bungalow situated in a prime plot in a highly sought after cul-de-sac location offering well planned, well proportioned living accommodation with the benefit of off street parking to the front of the property as well as gated secure off street parking accessed from the rear which in turn leads to a large garage/workshop.

The property has been thoughtfully designed and briefly comprises entrance porch, entrance hall, large lounge with good size conservatory with an all year round roof. There is a good size kitchen/diner with utility/side porch off, three bedrooms with the master having an en suite shower room and there is a bathroom and separate shower room.

The property benefits from having upvc double glazed windows, gas central heating and is offered in excellent order throughout.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the town of Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow and into the village of Brean. Proceed into South Road and after passing the entrance into Pontins on the right take a left into Pinewood Way. Follow the road around to the left turning first right into Huett Close. Proceed into the cul-de-sac and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central 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)





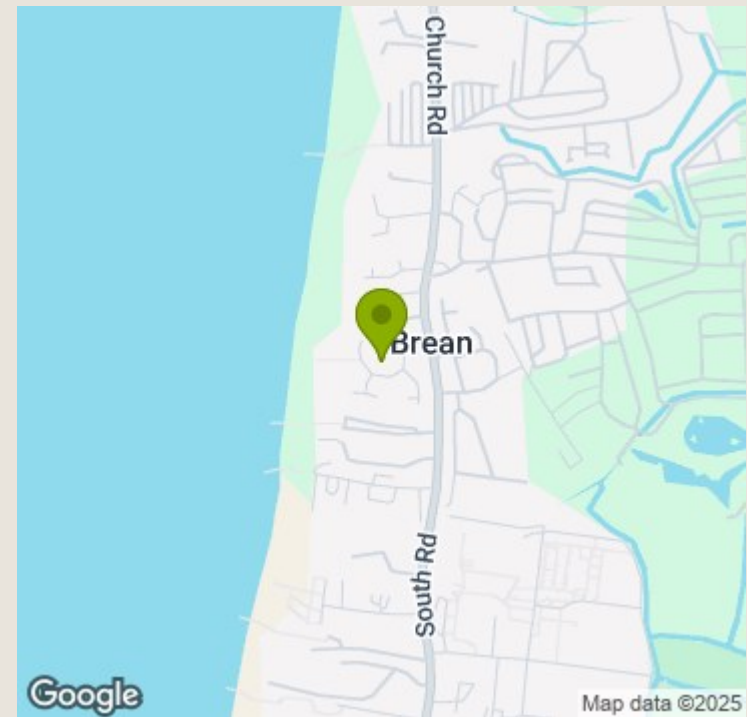












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

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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

