



Lodge 513, Sandy Meadows Hurn Lane

Berrow, TA8 2QT

Price £97,500



PROPERTY DESCRIPTION

An immaculately presented three bedroom lodge backing onto agricultural land with the benefit of access to the amenities at the John Fowler Lodge Park.

Open plan lounge/dining/kitchen* inner hallway* utility room* master bedroom with en suite shower room* two further bedrooms with bedroom 2 having access to the Jack and Jill shower room* large veranda* parking for two cars* agricultural views.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Gated ramped access gives access to the utility and the living room doors.

Open Plan Lounge/Dining/Kitchen

19'1" x 19'0" maximum (5.82 x 5.80 maximum)

Kitchen Area

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, eye level oven, microwave, five burner gas hob, extractor hood, integrated fridge/freezer, dishwasher, breakfast bar and upvc double glazed windows to either side.

Upvc double glazed French doors opening to the veranda.

Door to the:

Inner Hallway

Loft access and cloaks cupboard.

Utility Room

6'3" x 4'10" (1.93 x 1.49)

Fitted with wall and floor units, single drainer sink unit, space for tumble dryer and plumbing for automatic washing machine. Cupboard housing the gas combination boiler supplying domestic hot water and radiators.

Bedroom 1

9'2" x 8'9" (2.81 x 2.68)

Range of built in bedroom furniture, upvc double glazed window to the side.

En Suite Shower Room

9'1" x 3'8" (2.79 x 1.13)

Comprising large shower cubicle, vanity wash hand basin and close coupled w.c. Wall units, extractor fan, upvc double glazed window to the side.

Bedroom 2

10'6" maximum x 9'2" (3.22 maximum x 2.80)

Upvc double glazed window to the front. Range of built in bedroom furniture. Door to the Jack and Jill shower room.

Bedroom 3

9'2" x 7'11" (2.80 x 2.42)

Upvc double glazed window to the side.

Jack and Jill Shower Room

7'7" x 6'4" (2.33 x 1.94)

Accessed from bedroom 2 and the inner hallway comprising large shower cubicle, vanity wash hand basin and close coupled w.c. Cupboard, extractor fan and upvc double glazed obscured window to the side.

Outside

The property benefits from a good sized raised veranda/balcony which is enclosed and enjoys a superb aspect over agricultural land to the rear.

There are two designated off street parking spaces.

Tenure

Leasehold

PROPERTY DESCRIPTION

35 Years from 2013

Site Fee £7355.20

Rates £444.00

Refuse Collection £136.20

Description

This beautifully maintained three bedroom Lodge is situated in a sought after development of holiday lodges and backs onto agricultural land enjoying a superb view.

The Lodge offers 11 month occupancy and benefits from having access to the adjacent John Fowler Holiday Park amenities which include an indoor swimming pool, shop, cafe etc.

Directions

From the roundabout at the junction of Oxford Street and Love Lane beside the Esso service station proceed along Berrow Road into the village of Berrow. Proceed through the village along the Coast Road passing Golf Links Road on the left hand side. Take a right by the village green into Hurn Lane. Proceed down Hurn Lane where Sandy Meadows will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- LPG 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

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

Flood Information:

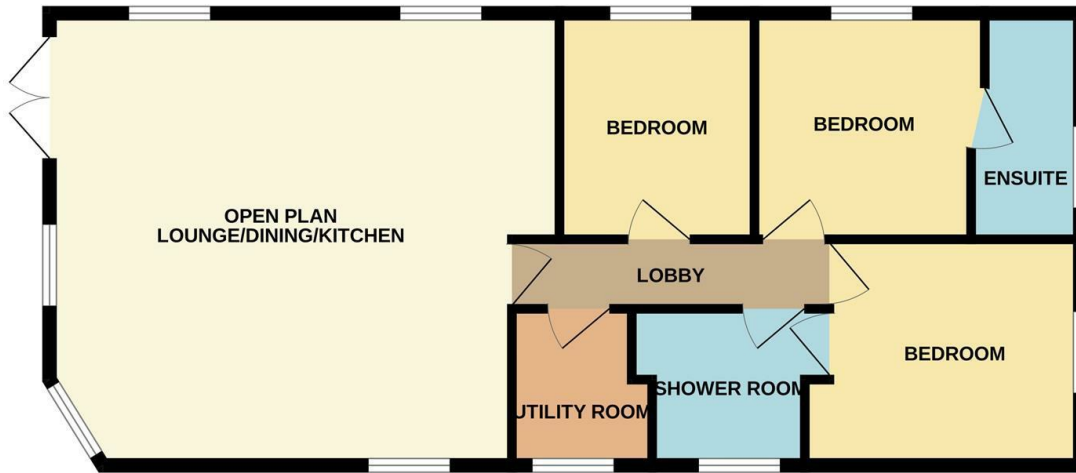
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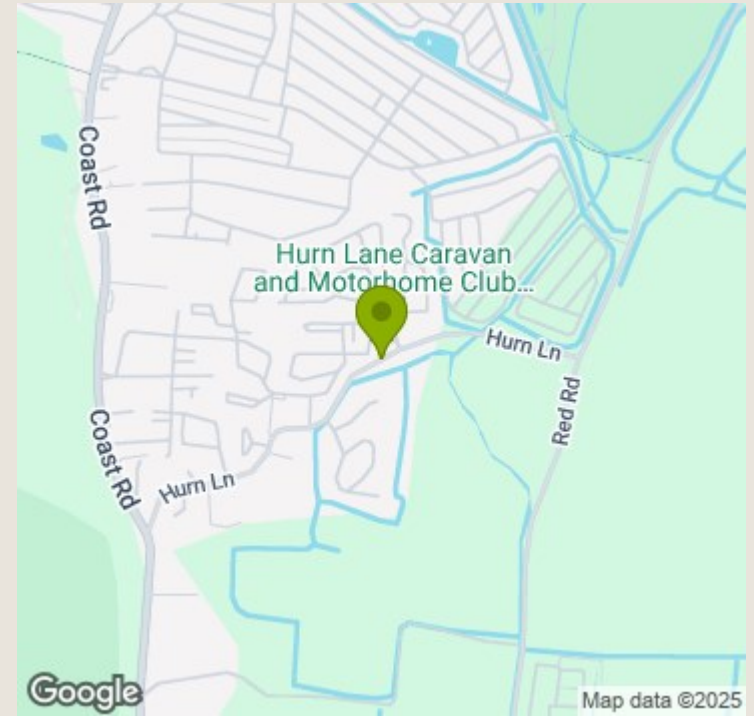




GROUND FLOOR



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.
3. Berryman's 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

