



17, Diamond Meadow Weston Road

Brean, TA8 2SD

Price £169,000



PROPERTY DESCRIPTION

Three bedroom luxury holiday lodge with a large lounge/kitchen/dining room with a log burner, master en suite shower room and walk-in wardrobe, outside decking area with a hot tub positioned with beautiful views and parking for multiple cars set in a prime plot and is offered in good condition throughout.

Open plan living area incorporating lounge, dining and kitchen area* inner hallway* master bedroom with en suite shower room and walk-in wardrobe* bedroom 2 with walk-in wardrobe* shower room* superb outside decking area* block paved parking and mature garden.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Lounge/Dining Area

19 x 15'2 (5.79m x 4.62m)

Generously sized lounge with a log burner and two sets of french doors leading to the hot tub decking area to the rear.

Kitchen Area

10'10 x 9'2 (3.30m x 2.79m)

Floor and wall mounted cupboards along with an integral oven, microwave and hobs.

Hallway

10'7 x 2'7 (3.23m x 0.79m)

Good sized storage cupboards and access to all rooms.

Bedroom 1

9'3 x 8'3 (2.82m x 2.51m)

Access to the walk in wardrobe an en-suite.

En Suite

5'5 x 3'7 (1.65m x 1.09m)

Corner shower cubicle with w/c and hand basin

Bedroom 2

9'3 x 8'11 (2.82m x 2.72m)

Double bedroom with access to -

Dressing Room

6'5 x 4'3 (1.96m x 1.30m)

A sizable dressing room leading to -

Family Shower Room

6'11 x 4'5 (2.11m x 1.35m)

3 piece suite that has the access to be an en suite for bedroom 2 or a family shower room

Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

Single bedroom

Outside

To the side the is a sizable garden and to the rear there is a decking area with a hot tub. The property is surrounded by stunning views of farmland.

To the front there is parking for multiple cars.

Tenure

We understand the length of the lease to be 45 years from Jan 2010

The annual pitch fee is currently £3,060.00 per annum payable on 1st March or by direct debit monthly.

The lodge is available for 12 month holiday occupation.

Other fees payable include rates, water, electricity, gas and internet/tv subscriptions where appropriate.

The lodge must not be registered as any prospective purchasers main residence and must not be let out for course of a business.

PROPERTY DESCRIPTION

Description

The lodge is situated in the sought after holiday village of Brean and is within a short drive of all the local amenities. This superb lodge is offered in excellent order throughout having been constructed in late 2010. The property has subsequently had an attractive raised decking area to the rear with a hot tub installed and to the side of the property there is a mature garden.

Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow into the village of Brean. Pass the Pontins Holiday Village on the right hand side and continue turning right into Weston Road. Proceed down Weston Road and take a right turn into Diamond Meadow Lodge Park.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- LPG Central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

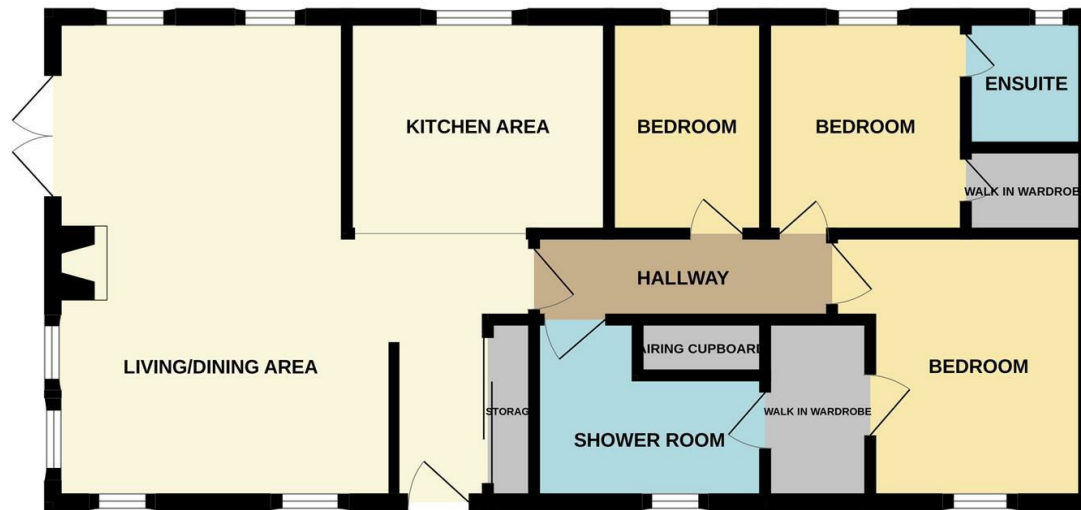
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:







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

