



GRASS ROAD, BREAN

ASKING PRICE OF £525,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- FULLY OWNED SOLAR PANELS AND BATTERY
- DIRECT PATH TO BEACH
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- FREEHOLD PROPERTY

GRASS ROAD, BREAN, TAS 2FP



Nestled in a wonderfully peaceful and private setting within the ever-popular coastal village of Brean, this beautifully modernised three-bedroom detached bungalow offers an exceptional opportunity to enjoy relaxed seaside living with all the comforts of a stylish contemporary home.

Lovingly renovated from top to bottom, the property has been thoughtfully designed with both comfort and efficiency in mind. It features cavity-wall construction, an attractive Tyrolean-rendered exterior and a tiled, insulated roof. Energy efficiency sits at the heart of the home, with owned solar panels and a 10kW battery, full re-plumbing and re-wiring, and individually thermostatted electric radiators. Inside, light-filled rooms, quality flooring and tasteful finishes create a fresh, welcoming atmosphere throughout.

Step through the front door into an inviting

hallway that immediately feels like home. The generous lounge/diner is a true highlight - warm, sociable and perfect for both cosy evenings and entertaining guests. A wood burner set on a slate hearth adds character and charm, while sliding doors open seamlessly onto the garden, inviting the outdoors in. The bright conservatory provides a wonderful additional living space, ideal for relaxing with a book, enjoying views of the garden or soaking up the changing seasons all year round.

The separate kitchen is both practical and well-appointed, featuring fitted units, Lamona appliances, a Hotpoint dishwasher, Samsung washing machine, LED lighting and a convenient side door - perfect for everyday living.

All three bedrooms are comfortably proportioned and thoughtfully laid out, with the principal bedroom benefitting from its

own en-suite shower room. A sleek, modern family shower room serves the remaining bedrooms with style and ease.

Outside, the property truly comes into its own. Electric gates open onto a substantial tarmac driveway providing ample parking, including space for a motorhome, caravan or boat, alongside a large garage with power and lighting. The south-facing rear garden is a real haven - beautifully maintained with a neat lawn, colourful flower borders and a garden shed. A rear pedestrian gate leads directly onto a path to the beach, making early morning walks, sunset strolls or dog walks by the sea a simple part of everyday life.

GRASS ROAD, BREAN, TA8 2FP

LOCATION

Set along one of Brean's most sought-after residential roads, Grass Road offers a wonderfully peaceful coastal setting just moments from the beach. This desirable location combines a relaxed village atmosphere with the beauty of open skies, sea air and scenic surroundings, making it ideal for those looking to slow down and enjoy a better pace of life. From here, sandy shoreline walks, dune paths and breath-taking sunsets are all part of everyday living, while local shops, cafés and amenities remain conveniently close at hand. Grass Road is especially popular for its privacy, generous plots and easy access to the coast, attracting both full-time residents and those seeking a coastal retreat. With excellent links to nearby towns and countryside beyond, it's a location that perfectly balances tranquillity, lifestyle and convenience - a truly special place to call home.



Council Tax:
Band D
Local Authority:
Somerset County Council

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HALL

Access to all rooms, radiator, wood flooring.

LOUNGE/DINER

24' 7" x 12' 9" (7.5m x 3.9m) UPVC double glazed windows to front and side, sliding doors to conservatory, log burner, radiator, wood flooring.



KITCHEN

11' 9" x 9' 2" (3.6m x 2.8m) UPVC double glazed window to front, door to side, wall and floor mounted cupboard with countertop over, Lamona appliances, a Hotpoint dishwasher, Samsung washing machine, radiator, wood flooring.

BEDROOM

12' 9" x 10' 5" (3.9m x 3.2m) UPVC double glazed window to rear, radiator, wood flooring.

Viewings:

By prior appointment with the agent

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BEDROOM

11' 1" x 9' 6" (3.4m x 2.9m) YPVC double glazed window to rear, access to ensuite, radiator, wood flooring.

BEDROOM

10' 5" x 8' 10" (3.2m x 2.7m) UPVC double glazed window to front, fitted wardrobe, radiator, wood flooring.

SHOWER ROOM

9' 2" x 5' 6" (2.8m x 1.7m) UPVC double glazed windows to front, walk in shower, hand wash basin, low level WC, heated towel rail, wood flooring.

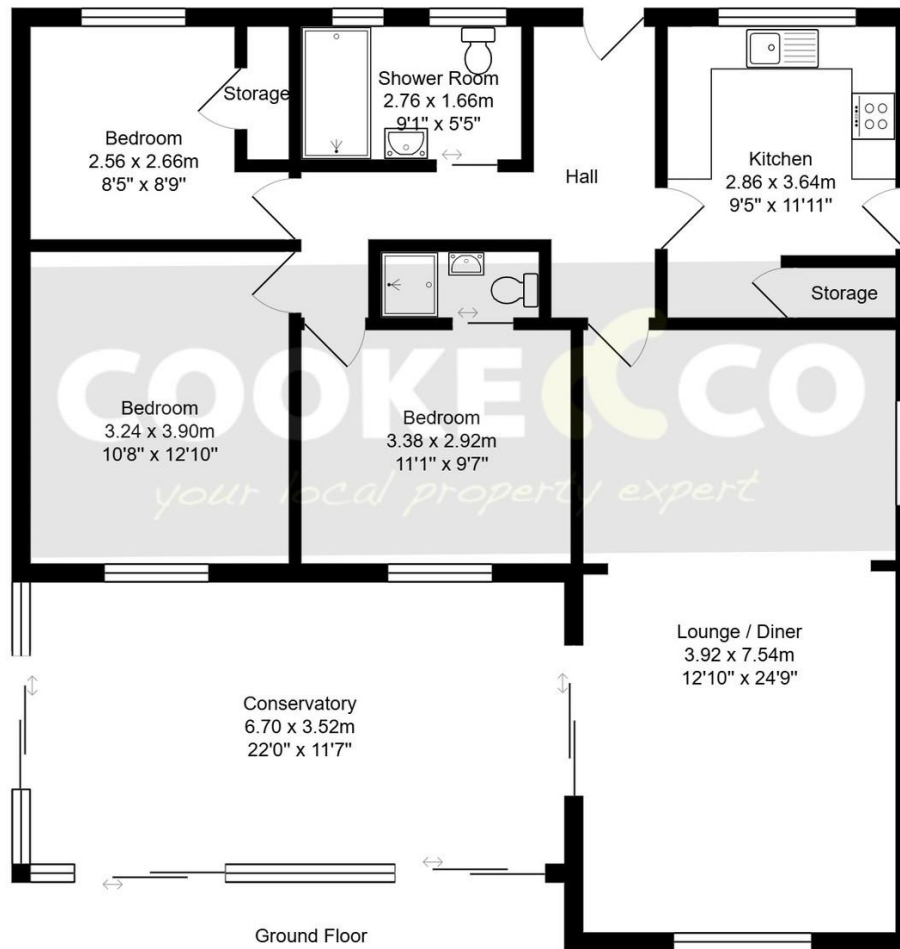
ENSUITE

6' 6" x 2' 7" (2.0m x 0.8m) Shower, hand wash basin, low level WC, wood flooring.

CONSERVATORY

21' 7" x 11' 9" (6.6m x 3.6m) UPVC double glazed windows and sliding doors to side and rear, log burner, tiled flooring.





All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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