



The Quantocks South Road

Brean, TA8 2RD

Price £245,000





# PROPERTY DESCRIPTION

An individual three bedroom detached bungalow with double garage situated in the heart of the ever popular holiday village of Brea.

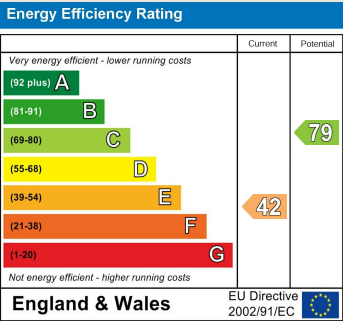
Lounge\* kitchen/diner\* inner hallway\* three bedrooms\* master en suite shower room\* family bathroom\* double glazed windows\* double garage\* block paver driveway\* small courtyard garden.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



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## Accommodation (Measurements are approximate)

Upvc double glazed door opens to the:

### Kitchen/Diner

18'7" x 9'7" (5.67 x 2.93)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, integrated oven, hob and extractor fan, space for washing machine, space for fridge/freezer and door to the:

### Lounge

19'5" x 12'0" (5.92 x 3.66)

Upvc double glazed window to the front and upvc double glazed French doors opening to outside. Storage cupboard and door to:

### Inner Hallway

Storage cupboard and loft access.

### Bedroom 1

12'7" x 11'7" (3.84 x 3.54)

Upvc double glazed window to the front. Door to:

### En Suite Shower Room

Comprising shower cubicle, close coupled w.c. pedestal wash hand basin and extractor fan.

### Bedroom 2

11'5" x 7'9" (3.50 x 2.38)

Upvc double glazed window to the rear.

### Bedroom 3

11'8" x 7'9" (3.56 x 2.38)

Upvc double glazed window to the rear.

### Family Bathroom

6'7" x 5'10" (2.02 x 1.78)

Comprising panelled bath, close coupled w.c. and pedestal wash hand basin.

Upvc double glazed obscured window to the front.

### Outside

Double gates open to a block pavier driveway offering off street parking for two/three vehicles which in turn leads to the:

### Double Garage

With up and over door and separate pair of wooden doors.

The garage has a central separation wall with opening making it ideal for numerous alternative uses subject to any necessary consents.

Located to the front of the property is a patio garden area.

### Description

This individual detached bungalow is situated in the heart of the holiday village of Brean offering well proportioned living accommodation that briefly comprises lounge, kitchen/diner, inner hallway, three bedrooms with the master having an en suite shower room and there is a family bathroom.

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The property benefits from having a gated block pavier driveway offering off street parking for two/three vehicles leading to a double garage and a small area of courtyard garden.

Offered with Economy 7 heating, upvc double glazed windows and offers a great opportunity for an individual to put their own mark on the property.

### Directions

From the town of Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow into the village of Brean.

Proceed into South Road and proceed until you see Morrisons store on the left hand side where there is a private driveway. Proceed up the driveway and the property will be found immediately on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Heating electric room heating
- Mains drainage
- 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)













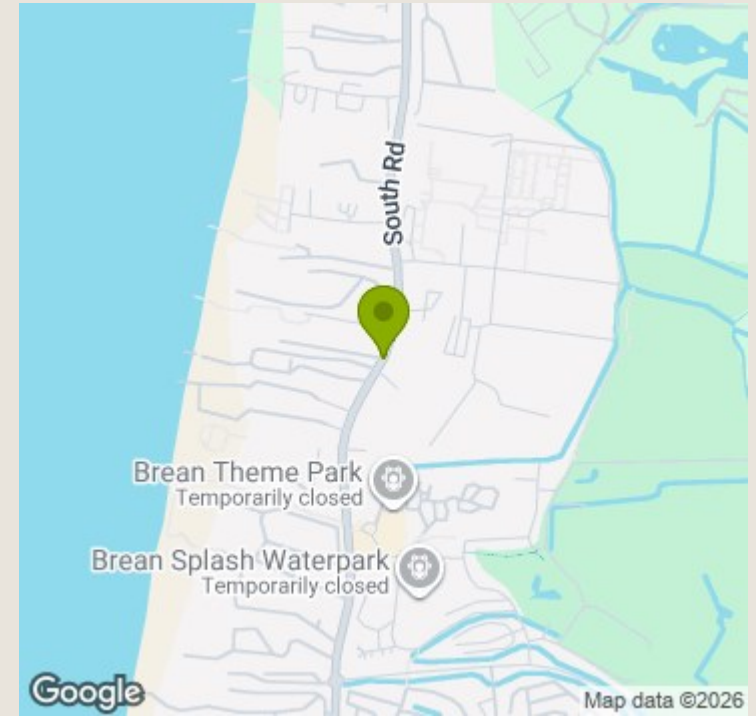


## GROUND FLOOR



QUANTOCKS, SOUTH RD, BREAN, SOMERSET, TA8 2RD

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](mailto: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

