



Flat 9B, Willow House Knoll Park

Brean, TA8 2RF

Price £149,995



PROPERTY DESCRIPTION

A convenient ground floor two-bedroom apartment well-presented throughout and offering an excellent opportunity for first-time buyers or investors. Ideally situated in the highly sought-after coastal village of Brean, the property is within easy reach of local amenities and the beach, making it perfect as a holiday home or investment let.

Entrance hall* living/dining room* kitchen* two bedrooms* shower room* modern electric radiators* parking* must be seen.

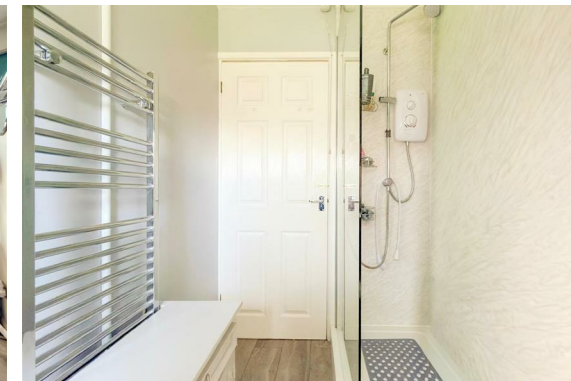


Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc modern double glazed front door to:

Entrance Hall

2'11" x 2'11" (0.91 x 0.91)

Living/Dining Area

14'7" maximum x 14'6" maximum (4.46 maximum x 4.44 maximum)

Modern electric heater, television socket, double glazed window to the front.

Kitchen

11'2" x 6'6" (3.42 x 1.99)

Double glazed window to the front, matching wall and base units with laminate worktops, tiled splashbacks, electric hob with extractor fan over and oven under, space and plumbing for washing machine, stainless steel sink, space for upright fridge/freezer. Storage cupboard housing the updated boiler.

Bedroom 1

11'9" x 9'0" (3.60 x 2.76)

Double glazed window to the rear, modern electric radiator.

Bedroom 2

8'3" x 7'5" (2.54 x 2.27)

Double glazed window to the rear.

Shower Room

9'6" x 4'11" (2.90 x 1.50)

Obscure double glazed window to the rear. Toilet, vanity wash hand basin with storage under and shower cubicle with waterproof paneled walls, laminate flooring, heated towel rail and extractor fan.

Outside

The property has the benefit of parking and has well maintained communal areas.

Tenure

Leasehold 999 years from 2022

£600.00 annual Service Charge

£30.00 annual Ground Rent

Description

An improved and well-presented two-bedroom ground floor flat, ideally located in a popular and convenient position just a short walk from the beach and local amenities.

The flat benefits from its own private entrance and has been updated, including a modern fitted shower room, kitchen decoration throughout. The contemporary kitchen/breakfast room is well equipped, offering a practical and stylish space for everyday living.

In brief, the accommodation comprises porch, a spacious lounge/diner, a kitchen/breakfast room, storage, a shower room, and two bedrooms. Externally, the property includes allocated parking and is surrounded by pleasant grassed communal areas.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-D

- Mains electric and water
- Water not 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

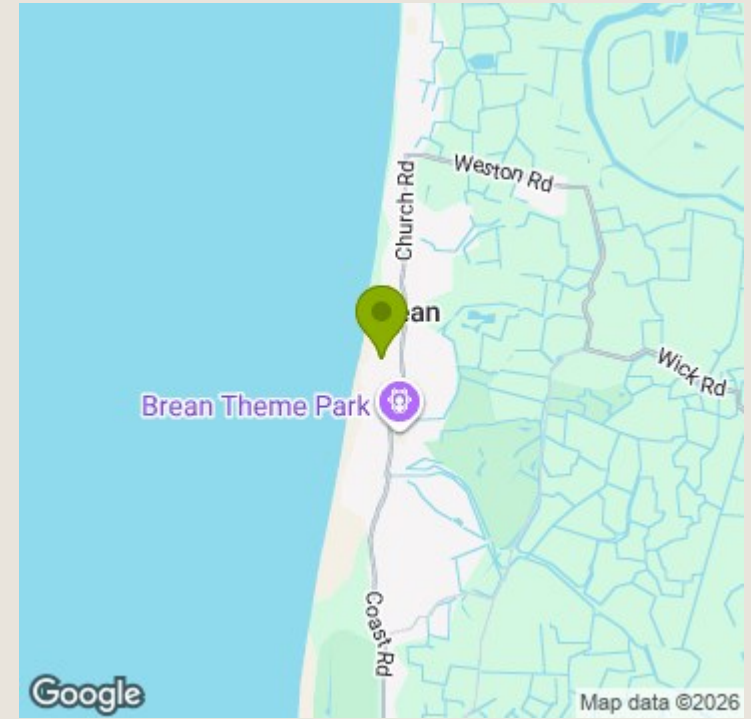
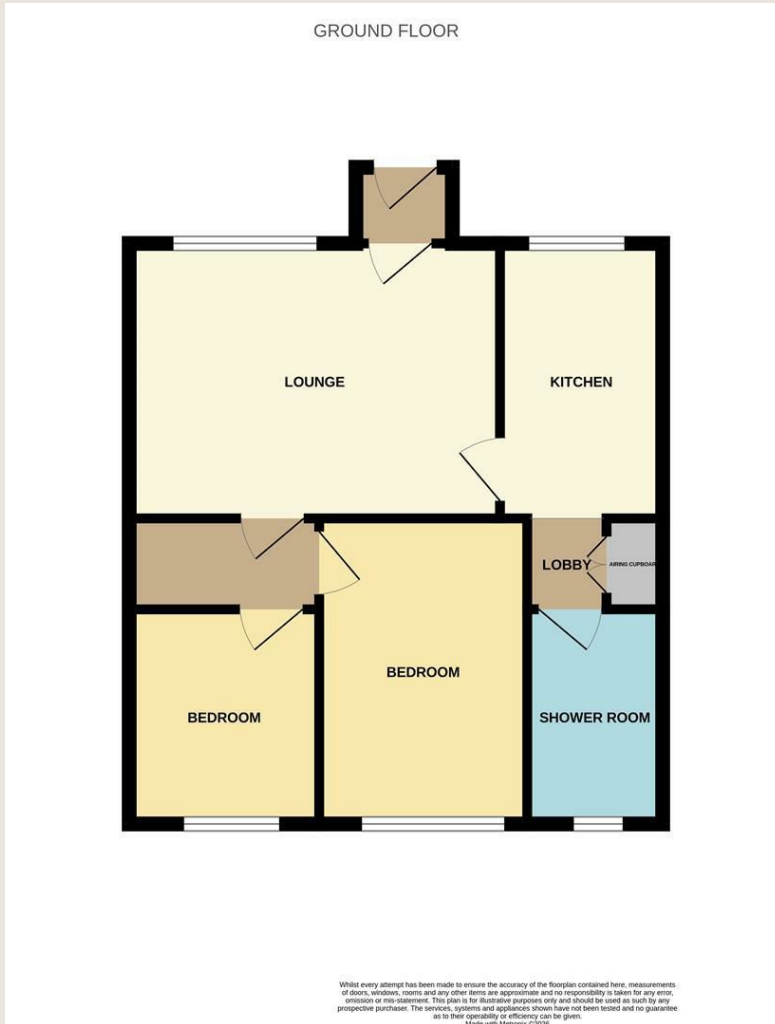
Ofcom checkers below:

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

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

Flood Information:

flood-map-for-planning.service.gov.uk/location



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

