


# 12 Bramble Drive Claremont Park

Berrow, TA8 2NH

Price £139,950

BERRYMAN'S

# PROPERTY DESCRIPTION

Beautifully presented throughout, this detached 2-bedroom park home is located on a prime development in Berrow and enjoys a wraparound garden with multiple potting and patio areas, plus off-street parking. Inside, the property offers a bright and spacious living/dining/family room, a generous kitchen/breakfast area and two bedrooms.

Entrance hall* living room/dining room* kitchen* master bedroom with walk-in wardrobe and en suite shower room* further bedroom* bathroom* double glazing* parking* gardens.

**Local Authority**

Somerset Council  Council Tax Band:  A

Tenure:  Leasehold

EPC Rating:











# PROPERTY DESCRIPTION

**Accommodation (Measurements are approximate)**

Upvc obscure double glazed door to the:

**Entrance Hall**

7'11" x 3'7" (2.42 x 1.10)

Storage cupboard an airing cupboard.

**Living Room/Dining Room**

19'4" maximum x 18'10" maximum (5.90 maximum x 5.76 maximum)

Two double glazed bay windows, radiator, double glazed French doors leading out onto the patio area, feature electric fireplace and surround and feature vaulted ceilings.

**Kitchen**

12'5" x 9'3" (3.80 x 2.84)

Double glazed window and upvc double glazed door to the parking area.

The kitchen comprises matching base and wall units with contrasting worktops over, gas hob with extractor fan over, oven, space and plumbing for washing machine, stainless steel sink unit, space for fridge/freezer and further storage cupboard.

**Bedroom 1**

9'4" x 9'1" (2.86 x 2.78)

Double glazed window to the side, walk-in wardrobe, built in bed surround storage, radiator and built in dressing unit.

**En Suite Shower Room**

5'2" x 4'9" (1.60 x 1.45)

Obscure double glazed window, shower cubicle, close coupled w.c. and wash hand basin. Radiator and extractor fan.

**Bedroom 2**

9'3" maximum x 8'4" maximum (2.84 maximum x 2.55 maximum)

Double glazed window, radiator and built in wardrobes.

**Bathroom**

6'6" maximum x 5'1" maximum (1.99 maximum x 1.57 maximum)

Obscure double glazed window to the side. Panelled bath, wash hand basin and close coupled w.c. Towel rail and radiator. Tiled splashbacks.

**Outside**

There is a concrete parking area for one vehicle.

Two steps to the property and patio surrounding the property with shrubs and bushes, garden shed and low level fencing.

**Tenure**

Leasehold

Twin unit

Site fee (service charge/ground rent) is £220 per calendar month (£2,640.00 per annum) payable to West Country Park Homes Limited

Water is charged at £55/£60 per 6 months

Mains gas (not bottled)

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Lease – There is no lease length. As long as the property is maintained in a habitable state.
Residents must be 50 years and over.
12 month occupancy.

**Description**

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The master bedroom features an en-suite and a dressing room/walk-in wardrobe, while a modern family bathroom serves the second bedroom. Outside, the gardens provide varied spaces for seating, relaxing, or pottering, with parking conveniently positioned beside the home.

A superb, move-in-ready park home offering space, comfort, and an excellent location.

**Directions**

From Burnham-On-Sea, proceed along the Berrow Road in a northerly direction, passing the lighthouse on the left hand side, proceed into the village of Berrow passing the Co op convenient store and the village green on the left hand side. Proceed around the sharp left hand bend, take the first right into Parsonage Road, take a right turn by the village hall into Claremont Park, proceed into Claremont Park turning right and then left into Bramble Drive.

**Material Information**

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage
- Flooding in the last 5 years or not. Please state.
- 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


BERRYMANS
01278 793700
FOR SALE

















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. 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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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