

# 42 Diamond Meadow Lodge Park Weston Road

Brean, TA8 2SD

Price £120,000

BERRYMAN'S

# PROPERTY DESCRIPTION

An opportunity to purchase a two-bedroom holiday lodge, situated in the sought-after village of Brean.

Open plan living area incorporating; lounge, dining area and fitted kitchen* inner hallway* master bedroom with en suite shower room and walk-in wardrobe* second bedroom with walk-in wardrobe* bathroom* veranda/decking area with aspect over open, communal grounds* brick paviour off street parking and an area of lawned garden* two storage sheds.

**Local Authority**

Somerset  Council Tax Band:  A

Tenure:  Leasehold

EPC Rating:











# PROPERTY DESCRIPTION

**Accommodation (Measurements are approximate)**

Raised decking area with balustrade and double glazed entrance door with glazed panel to the:

**Open Plan Lounge/Dining/Kitchen**

24'4" x 19'1" overall (7.43 x 5.83 overall)

**Lounge Area**

Electric fire on wooden surround with shelving to the sides. Two radiators, two three quarter length double glazed windows overlooking the sun deck to the rear and two double glazed windows overlooking the side.

**Dining Area**

Space for dining table and chairs. Sliding patio doors to the sun deck and two double glazed windows overlooking the side. Radiator, built in storage cupboard.

**Kitchen Area**

Range of base units and drawers and matching wall mounted cupboards with contrasting worktops. Built in five ring gas hob and extractor hood over. Stainless steel single drainer sink unit, cupboard housing the Baxi gas fired boiler and integrated washing machine. Integrated fridge/freezer, built in oven and microwave, two double glazed window overlooking the side.

**Inner Hallway**

Radiator.

**Shower Room**

6'4" x 5'1" (1.94 x 1.57)

Fitted with a low threshold shower tray with glazed screen and wall mounted shower. Obscured double glazed window, vanity wash hand basin with cupboards below and low level w.c. Radiator.

**Bedroom 1**

9'2" x 8'9" (2.81 x 2.69)

Radiator, double glazed window to the side, high level storage cupboards, walk-in wardrobe with fitted drawer units and shelving and hanging rail.

**En Suite Shower Room**

5'2" x 4'6" (1.59 x 1.38)

Comprising corner shower cubicle with glazed sliding doors and wall mounted shower, vanity wash hand basin with cupboard below, low level w.c. radiator and obscured double glazed window.

**Bedroom 2**

9'2" x 8'8" (2.80 x 2.66)

Radiator, double glazed window overlooking the side and walk-in wardrobe with fitted drawers and shelving with hanging rail.

**Outside**

To the front of the property there are two good size storage sheds.

Brick pavier driveway provides parking.

Outside tap.

Step access and also ramp access to the split level veranda/sun deck which leads to the rear of the property with balustrading. Patio area and area of lawn.

# PROPERTY DESCRIPTION

**Description**

This two-bedroom holiday lodge is situated in the sought-after holiday village of Brean and within a short drive of local amenities and beach.

The property offers gas centrally heated, open plan living accommodation with multiple double-glazed windows comprising a comfortable lounge, dining space and fitted kitchen. The two bedrooms both benefit from walk in wardrobes with fitted drawers, shelving and hanging rail and the main bedroom has an en suite shower room. There is also a separate shower room with a low threshold shower tray.

Externally, the lodge has an attractive raised veranda decking area to the side and front which is ramped so ideal for those with mobility restrictions and enjoys a lovely aspect over an area of open grass with mature trees.

There is an area of brick paviour area providing parking to the side as well as an area of lawn together with two useful storage sheds.

An early inspection to view is thoroughly recommended.

**Directions**

From Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow into the village of Brean. Pass Pontins Holiday Village on the right-hand side and turn right into Weston Road. Proceed down Weston Road and take a right turn into Diamond Meadow Lodge Park. Proceed into the park following the road around to the left where the property will be found on the left-hand side.

**Tenure**

Leasehold

Lease - 45 years commencing 1st April 2011

Ground rent/service charge - £3,480.00 per year (£290.00 per month)

The Lodge is available for 12 month holiday occupation.

The lodge must not be any prospective purchaser's main residence.

The lodge must not be let out.

**Material Information**

Additional information not previously mentioned

Council Tax Band-A

EPC- Exempt

- Mains electric, gas and water
- Water not metered
- Gas central 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





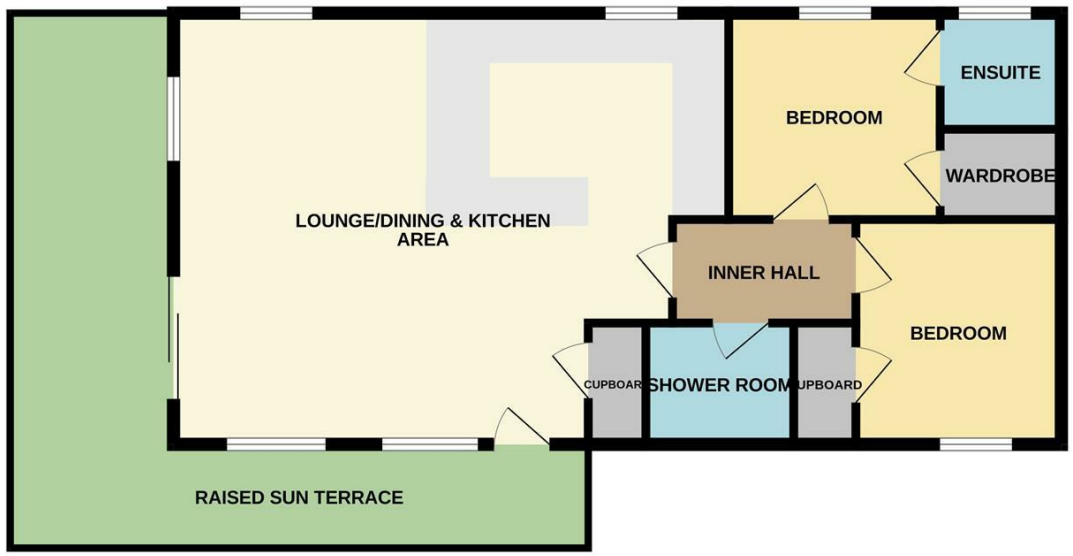








GROUND FLOOR




42 DIAMOND MEADOW

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

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sales@berrymansproperties.net

## IMPORTANT NOTICE

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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, Amicus Law up to £175 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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