



Flat 9A Willow House, Knoll Park South Road

Brean, TA8 2RF

Price £140,000



PROPERTY DESCRIPTION

A great opportunity to purchase this two-bedroom ground floor flat ideally located just a stone's throw from the beach. Currently operating as a successful rental property, this home would also make an excellent holiday retreat or a perfect first-time purchase.

Lounge/dining room* kitchen* two bedrooms* bathroom* electric heating* double glazing* allocated parking space.

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			75
(55-68) D		57	
(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)

Fire door to the:

Lounge/Dining Room

15'10" x 9'6" (4.84 x 2.92)

Double glazed window to the front, modern electric radiator, storage cupboard, further storage cupboard and door through to the:

Kitchen

11'1" x 7'3" (3.40 x 2.21)

Double glazed window to the front, range of matching base and wall units with space and plumbing for slimline dishwasher, space and plumbing for washing machine, stainless steel sink with mixer tap, space for electric oven and space for upright fridge/freezer. Laminate flooring.

Bedroom 1

10'5" x 9'10" (3.18 x 3.01)

Double glazed window to the rear, electric radiator.

Bedroom 2

11'3" x 7'5" (3.45 x 2.27)

Double glazed window to the rear, electric radiator.

Bathroom

5'5" x 4'0" (1.67 x 1.22)

Obscured double glazed window to the side, toilet, wash hand basin and bath with electric shower over. Tiled splashbacks, vinyl flooring, extractor fan and heater.

Tenure

Leasehold

999 years from 2022

£600.00 annual Service Charge (payable £50.00 per month)

£30.00 annual Ground Rent

Description

A great opportunity to purchase this two-bedroom ground floor flat ideally located just a stone's throw from the beach. Currently operating as a successful rental property, this home would also make an excellent holiday retreat or a perfect first-time purchase.

The property is offered in good condition throughout, while still providing scope for a new owner to add their own personal touch. Additional benefits include allocated parking.

In brief, the accommodation comprises a spacious lounge/diner, a fitted kitchen, a bathroom, and two well-proportioned bedrooms.

Material Information

Additional information not previously mentioned

- 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

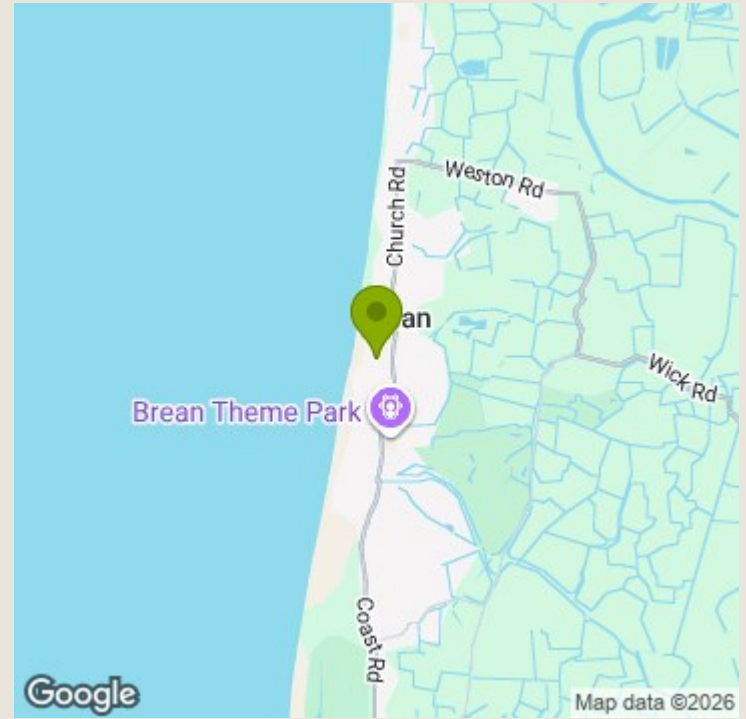
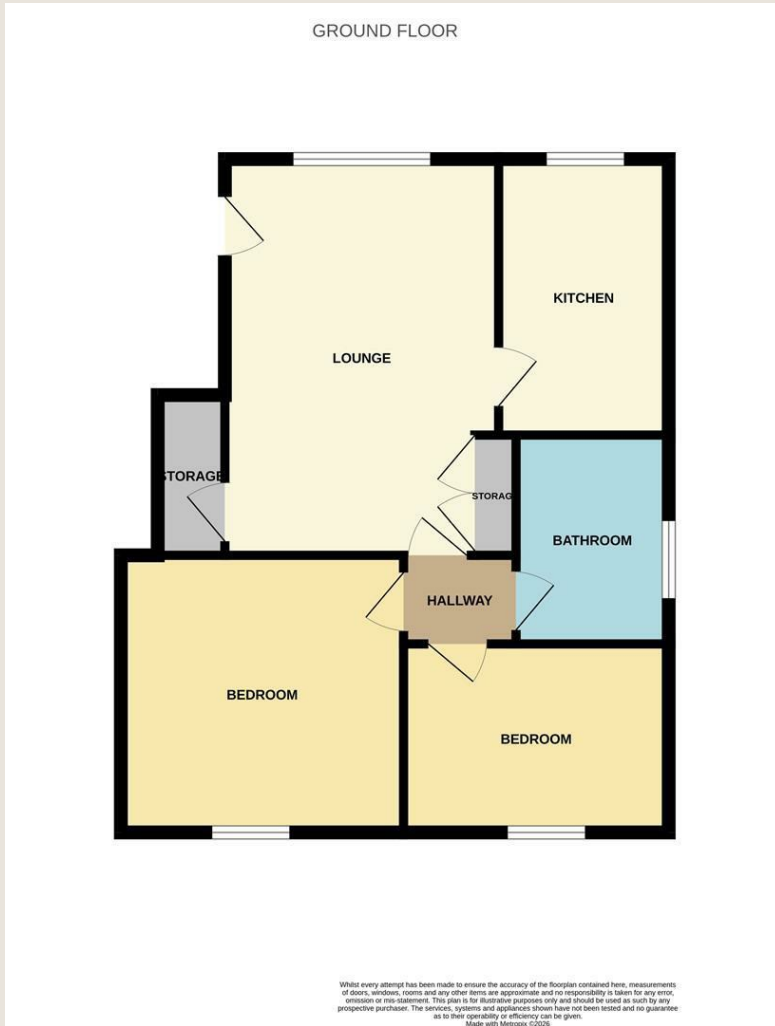
Ofcom checkers below:

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

