



12A Diamond Meadow Weston Road

Brean, TA8 2SD

Price £139,950



## PROPERTY DESCRIPTION

Two bedroom holiday lodge having a master bedroom with en suite shower room and walk-in wardrobe, outside decking area and enjoying a superb aspect over agricultural land to the rear.

Open plan living area incorporating lounge, dining room and kitchen\* inner hallway\* master bedroom with en suite shower room and walk-in wardrobe\* second bedroom with walk-in wardrobe\* bathroom\* good size decking area with aspect over agricultural land\* block pavier off street parking\* area of garden.

### Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed door to the:

### Open plan Living/Dining/Kitchen Area

24'3" maximum x 19'0" maximum (7.41 maximum x 5.81 maximum)

Open plan double aspect room incorporating sitting/dining/kitchen areas with floor to ceiling double glazed windows to either side and front aspect upvc double glazed window and patio doors opening onto the decking area with space for a dining table. Television point, built in cloaks cupboard housing the gas boiler supplying domestic hot water and radiators.

The kitchen area is fitted with an attractive range of wall and floor units to incorporate integrated sink unit, gas hob with extractor hood over, integrated fridge/freezer, double oven.

### Inner Hallway

With doors to the bedrooms and bathroom.

### Master Bedroom

9'2" x 8'10" (2.80 x 2.70)

Upvc double glazed window to the side. Television point and built in high level storage cupboard. Door to:

### En Suite Shower Room

5'2" x 4'8" (1.58 x 1.43)

Comprising corner shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c. Wall mounted mirror and extractor fan.

### Walk-In Wardrobe

With light and shelving. Storage cupboards.

### Bedroom 2

9'4" x 8'5" (2.86 x 2.57)

Upvc double glazed window to the side.

### Walk-in Wardrobe

With hanging, shelving and storage cupboards.

### Bathroom

Low level access shower with rainhead and hand held shower, close coupled w.c. and vanity wash hand basin with cupboards below. Wall mounted mirror, extractor fan and upvc double glazed obscured window to the side.

### Outside

There is an area of garden to the left hand side of the property.

Access is again to the property either by the ramped access or stairs leading to the front door.

To the rear of the property is a good size decking area enjoying an attractive aspect over agricultural land to the rear.

### Tenure

The Lodge is available for 12 month holiday occupation.

# PROPERTY DESCRIPTION

- 2014 Willerby Boston
- Licence start date 01/07/2014
- Term is 45 years from start date
- The pitch fee (service charge/ground rent) will be £3,480 per year (£290 per month).

The lodge must not be any prospective purchasers main residence.

The lodge must not be let out.

## Description

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

The lodge has an attractive raised decking area to the rear and enjoys a superb aspect over agricultural land.

The property benefits from having off street parking and briefly comprises open plan living, dining, kitchen area with two bedrooms with the master having an en suite area and both bedrooms having walk-in wardrobes.

There is also a bathroom.

There is ramped access to the side ideal for those with mobility restrictions and an early application to view is strongly recommended by the vendors selling agents.

## 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 and bear to the right where the lodge will be found on the left hand side.

## Material Information

Additional information not previously mentioned

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

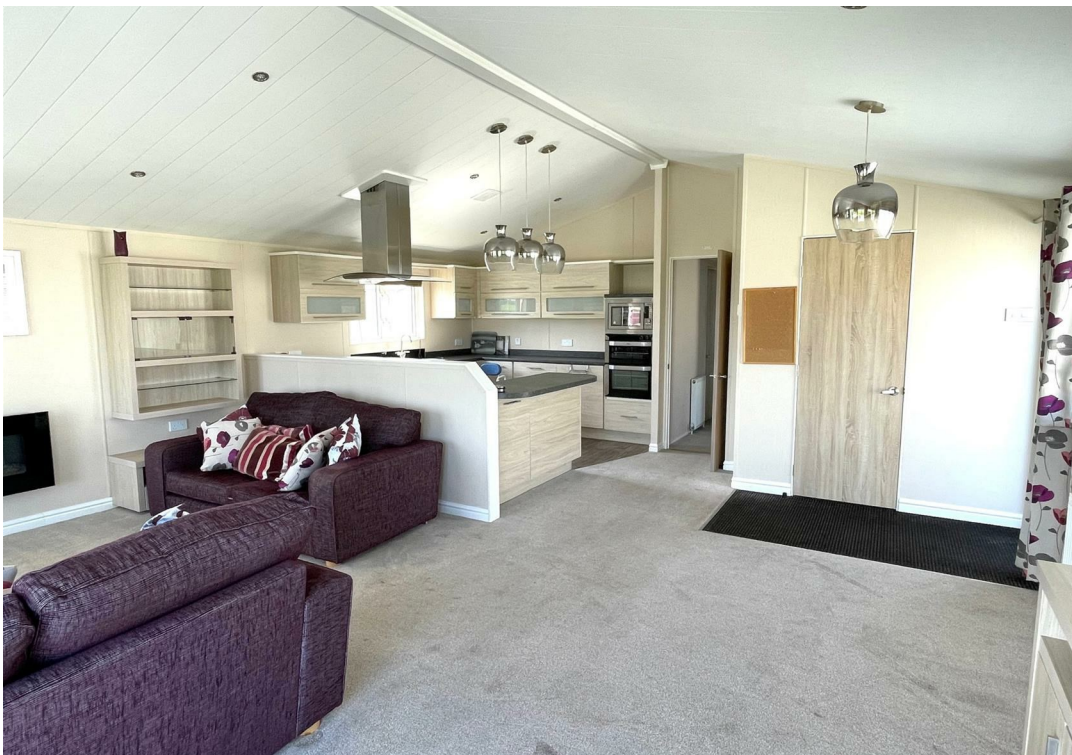
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

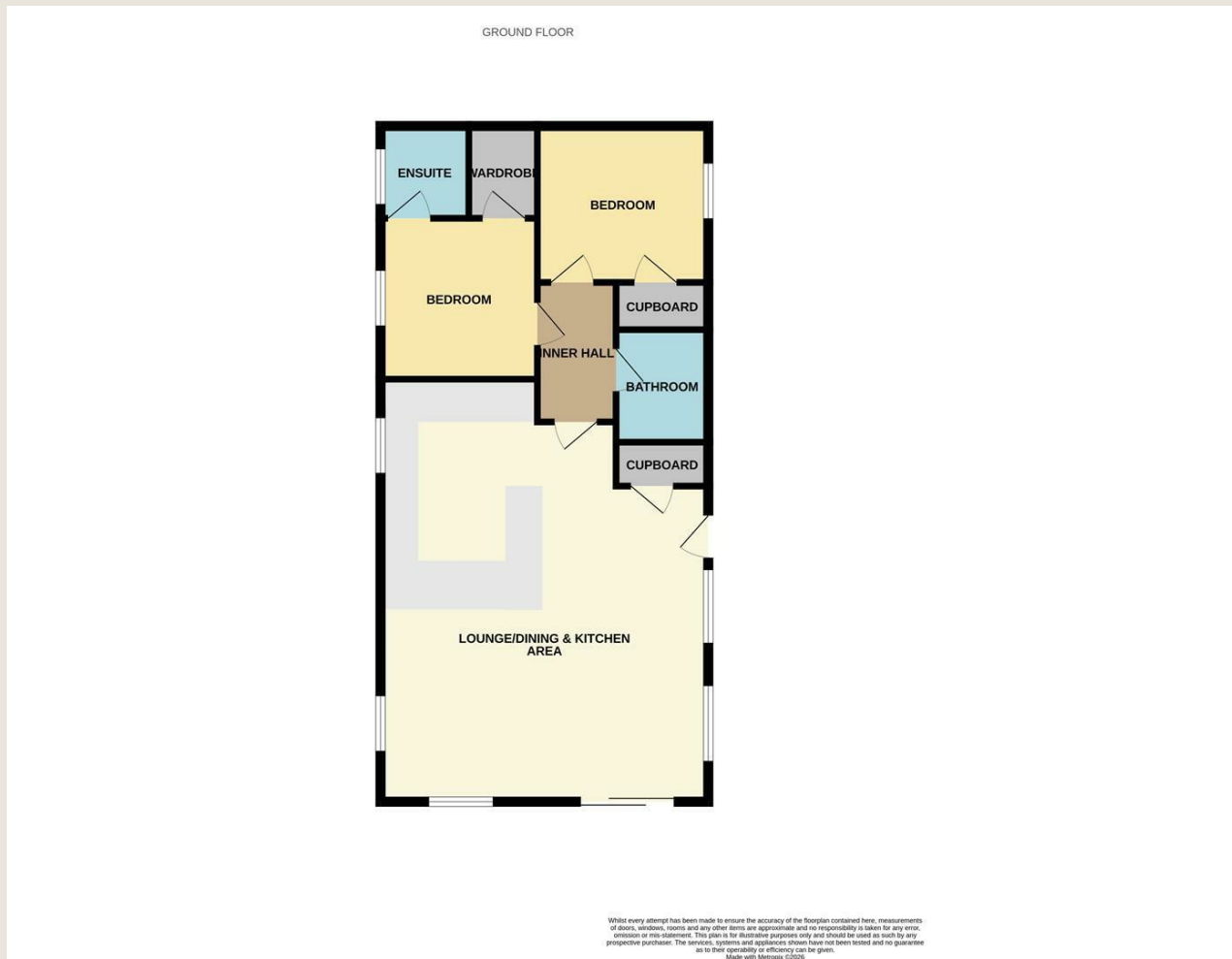
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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.
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

