



Gainings 1 St Bridgets Close Church Road

Brean, TA8 2SF

Price £346,500



# PROPERTY DESCRIPTION

An extended three bedroom detached bungalow offering deceptively sized living accommodation with large garage/workshop enjoying an aspect towards Bleadon Hill to front located in the highly sought after seaside village of Brea.

Entrance hall/utility\* cloakroom\* large lounge with good size conservatory off\* kitchen/diner\* inner hall\* three bedrooms\* bathroom\* large garage/workshop\* off street parking\* gas central heating and upvc double glazed windows\* garden.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall/Utility

17'7" x 11'0" maximum (5.37 x 3.36 maximum)

Range of units, one with oil boiler supplying domestic hot water and radiators. Cloaks cupboard.

### Cloakroom

Comprising close coupled w.c., wash hand basin.

### Lounge

22'1" x 18'0" (6.74 x 5.49)

Feature fireplace with open hearth, wall light points and upvc double glazed windows to the side. Double glazed sliding patio doors to the:

### Conservatory

16'11" x 9'5" (5.18 x 2.89)

Part block and part upvc double glazed construction enjoying an aspect towards Bleadon Hill. Two upvc double glazed doors opening to the:

### Kitchen/Diner

23'8" x 8'9" (7.23 x 2.67)

Fitted with a comprehensive range of wall and floor units to incorporate integrated double oven, hob and extractor fan. One and a half bowl drainer sink unit, upvc double glazed windows to either side.

### Inner Hallway

Storage cupboard and access to the roof space.

### Bedroom 1

18'4" x 10'11" (5.61 x 3.34)

Range of built in wardrobes and drawer unit. Upvc double glazed window to the front.

### Bedroom 2

13'2" x 10'11" plus wardrobes (4.02 x 3.35 plus wardrobes)

Upvc double glazed window to the front.

### Bedroom 3

10'10" x 9'10" (3.31 x 3.00)

Vanity wash hand basin and upvc double glazed window to the side.

### Bathroom

10'4" x 7'6" (3.15 x 2.29)

Comprising panelled bath, large separate shower cubicle, pedestal wash hand basin and close coupled w.c. Bidet, tiled walls, upvc double glazed obscured window to the rear.

### Outside

Driveway offers off street parking and leads to the:

### Good Size Garage/Workshop

23'9" x 11'11" (7.25 x 3.65)

Electric roller door, power and light. Personal access door to the side.

### Garden

Laid principally to lawn with patio area.

# PROPERTY DESCRIPTION

The garden enjoys an aspect towards Bleadon Hill.

## Description

This attractive detached bungalow has been extended, upgraded and improved over the years to offer well planned, deceptively sized living accommodation that briefly comprises good size entrance hall/utility room with cloakroom off, large lounge with conservatory off, well appointed kitchen/diner. From the inner hallway access is gained to three good size bedrooms and bathroom with both a bath and shower.

The property benefits from having central heating, double glazed windows, large garage/workshop and is located within a short walk of a footpath that leads directly to the miles of sandy beach.

Rare opportunity. Must be seen.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along the Berrow Road through the village of Berrow and into the village of Brean. Proceed down South Road which in turn becomes Church Road where St Bridgets Close will be found on the left hand side. Upon entering St Bridgets Close the property will be found immediately on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water

- Water metered
- Oil Heating
- 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](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)

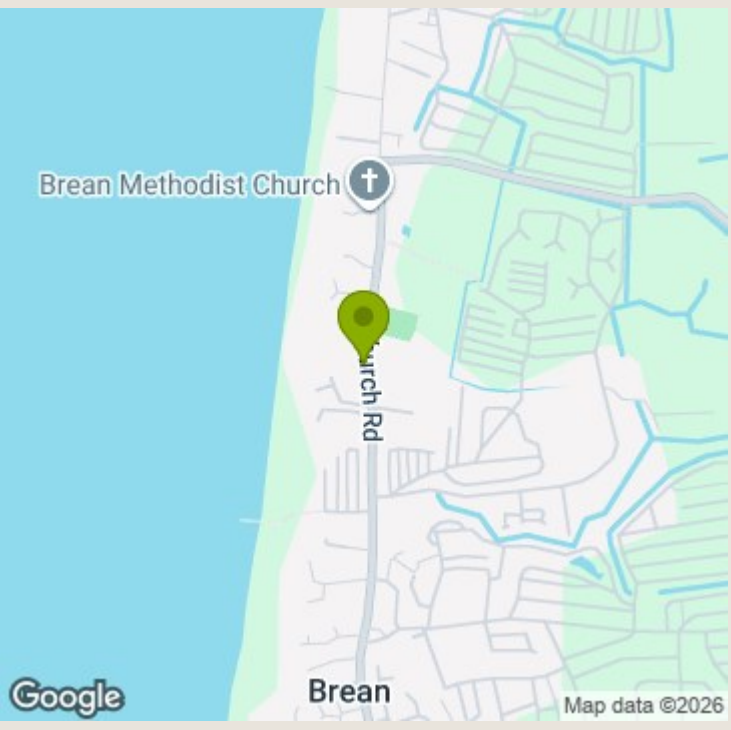
Flood Information:

[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

