



18 Diamond Meadow Lodge Park Weston Road

Brean, TA8 2SD

Price £179,950



## PROPERTY DESCRIPTION

This extremely well presented two/three-bedroom luxury lodge with scenic views, comprising of a large kitchen with integrated appliances, dining area, generously sized dual aspect lounge, master en suite shower room and fitted wardrobes. To the rear there is decking and a gravelled area positioned with beautiful views and to the front is parking for multiple cars, set in a prime plot.

Entrance to open plan kitchen/dining area\* Integrated appliances\* lounge\* master bedroom with en suite shower room\* second bedroom\* third bedroom/study\* conservatory\* bathroom\* decking area\* ample parking and superb countryside views to the rear\* full length loft space with ladder aspect\*.

### Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating:



# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

With the benefit of a full length loft space with lighting and ladder access, providing ample of storage

## Entrance porch

Upvc double glazed door into porch with further door into:

## Kitchen/Dining area

24'4" x 19'2" (7.42 x 5.86)

Upvc double glazed window to both sides

## Kitchen area

Fitted with a range of wall and base units with worktop surfaces, integrated washing machine, integrated fridge freezer, sink drainer unit with mixer tap, four ring gas hob with extractor hood over, eye level electric oven and a small breakfast bar suitable for two people. The kitchen provides ample of storage with a 'utility' section just off.

## Dining area

Situated just off of the kitchen area, an ideal space for a four seater chair and table

## Lounge

20'2" x 10'5" (6.16 x 3.18)

A generously sized lounge set towards the front of the lodge with Upvc double glazed dual aspect windows offering plenty of natural light

## Bedroom 1

9'7" x 9'5" (2.94 x 2.88)

Upvc double glazed window to side, a range of fitted wardrobes, and doorway to:

## En-suite

6'8" x 5'5" (2.05 x 1.66)

A white suite comprising a close coupled WC, hand wash basin with storage under, and shower cubicle. Extractor fan and Upvc double glazed window to side

## Bedroom 2

10'3" x 9'6" (3.14 x 2.92)

Fitted with a range of wardrobes, Upvc double glazed bay window to side and Upvc double glazed French doors to the conservatory

## Bedroom 3/Study

Upvc double glazed window to side

## Bathroom

6'4" x 5'5" (1.95 x 1.66)

White suite comprising of a panelled bath with glass panel and shower over, close coupled W/C, hand wash basin with storage under, extractor fan and Upvc double glazed window to side

## Conservatory

19'3" x 7'3" (5.87 x 2.23)

A generously sized conservatory set at the rear of the lodge with a

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beautiful aspect of the farmland to the rear. Upvc double glazed windows and doors to the rear

## Outside

To the front of the property is a brick paved driveway offering off street parking for four vehicles and space for storage.

To the rear of the property is a decking area with an aspect of neighbouring farm land. There is also space for storage, a garden area consisting of artificial grass and gravelled

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## Tenure

The Lodge is available for 12 month holiday occupation.

- 2010 Prestige Anthem
- Licence start date 01/12/2010
- Term is 45 years from start date
- The pitch fee (service charge/ground rent) will be £3,480 per year (£290 per month).

Sold as holiday use only; the lodge cannot be used as a primary residence.

An alternative primary address must be given.

Electric, gas and water are billed 3 times per year.

## Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow into the village of Brean. Pass the Pontins Holiday Village on the right hand side and continue turning right into Weston Road. Proceed down Weston Road and take a right turn into Diamond Meadow Lodge Park.

## Material informaion

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- LPG Central heating
- 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:









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. Made with Metropen ©2025



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

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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.
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