

Sweet Retreat Grass Road, South Road

Brean, TA8 2SE

Price £550,000

BERRYMAN'S

PROPERTY DESCRIPTION

A rare opportunity to purchase a deceptively sized, highly flexible, detached property offering well proportioned living accommodation with four to five bedrooms on the ground floor with three good size high quality loft rooms to the first floor. The property would appear suitable for numerous alternative uses set in a good size plot with off street parking for numerous vehicles and has access to a short walk of the miles of sandy beach via public footpath.

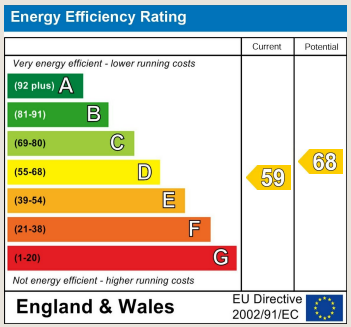
Entrance hall* sitting room with conservatory off* dining room* large family room* well appointed kitchen* utility room* four bedrooms* bathroom* separate shower room* three useful loft rooms currently utlised as an occasional bedroom with en suite bathroom and occasional study. Off street parking for numerous vehicles* garage/workshop.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D













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Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Door to the kitchen and utility room.

Sitting Room

13'8" x 10'9" (4.19 x 3.28)

Upvc double glazed sliding patio doors opening to the:

Conservatory

16'7" x 9'6" (5.08 x 2.92)

Part block and part upvc double glazed construction with feature atrium roof with double doors opening to the front garden. Tiled floor.

Family Room

20'8" x 18'2" (6.30 x 5.54)

Part brick and part upvc double glazed construction with feature Atrium style skylight. Dual aspect upvc double glazed windows, two sets of upvc double glazed French doors opening to the rear garden. Opening to the:

Dining Room

Feature fireplace with electric fire and archway to the:

Kitchen

18'0" x 13'6" (5.49 x 4.14)

L shaped and fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit with swan neck mixer tap, space for range style cooker with extractor hood over, upvc double glazed window to the side, integrated dishwasher and space for American style fridge. Sliding patio doors opening to the family room.

Utility Room

7'8" x 7'6" (2.36 x 2.29)

Fitted with a range of wall and floor units with inset one and a half bowl drainer sink unit, plumbing for washing machine and space for tumble dryer. Oil fired boiler supplying domestic hot water and radiators. Upvc double glazed window to the side.

Inner Hallway

Accessed from the dining room.

Bedroom 1

11'3" x 11'3" (3.45 x 3.45)

Upvc double glazed window to the rear.

Dressing Room

7'4" x 5'6" (2.26 x 1.68)

Built in hanging and shelving and upvc double glazed window to the side.

Bedroom 2

11'5" x 10'11" (3.48 x 3.35)

Built in double wardrobe and upvc double glazed window to the side.

Bedroom 3

11'3" x 9'1" (3.45 x 2.79)

Upvc double glazed window to the front. Additional upvc double glazed window.

Lounge/Bedroom 4

12'0" x 11'5" (3.66 x 3.48)

Upvc double glazed window to the rear. Recessed log burner.

Bathroom

8'5" x 7'10" (2.57 x 2.39)

Fitted with a suite comprising close coupled w.c., wash hand basin and freestanding roll top bath with central mizer taps and hand held shower and wall mounted electric

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shower over with circular shower rail.

Shower Room

8'2" x 5'4" (2.49 x 1.65)

Comprising enclosed shower cubicle with sliding door, close coupled w.c. and wash hand basin with cupboards below. Part tiled walls.

Further Inner Hallway

Accessed from the inner hallway is a further hallway with stairs leading to the loft rooms. Landing area with double glazed Velux window to the rear.

Loft Area 1

22'2" x 11'3" (6.78 x 3.43)

Two Velux windows to the rear. This room is currently used as an occasional bedroom.

Loft Area 3

13'8" x 11'3" (4.17 x 3.43)

Currently used as an occasional bathroom. With feature side circular window. Upvc double glazed Velux window to the rear. Suite comprising freestanding bath with mixer tap, close coupled w.c., pedestal wash hand basin.

Loft Area 2

12'5" x 11'5" (3.81 x 3.48)

Double glazed Velux window to the rear. Circular window to the side with attractive views. This area is currently used as an occasional study area.

Outside

To the front of the property is a boundary wall opening to a driveway offering off street parking for numerous vehicles leading to the:

Detached Garage

20'4" x 13'3" (6.22 x 4.06)

Electric roller door, side aspect windows and pitched tiled roof.

Landscaped Garden

Being a particular feature of the property with an area to the front of the property being laid to lawn with stepping stone pathway to the front door, numerous shrubs and bushes and a patio area.

To the rear of the property is an attractive tiered garden with patio seating area, raised decking area with summerhouse with steps leading to the lower tier with lawn areas and borders containing numerous shrubs, bushes and trees.

To the rear of the garden is a pedestrian access gate which opens to a public footpath which in turn gives access via a short walk to the miles of sandy beach.

Material Information

Additional information not previously mentioned Council Tax Band-D EPC-Ordered

- Mains electric and water
- Water metered
- Oil 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



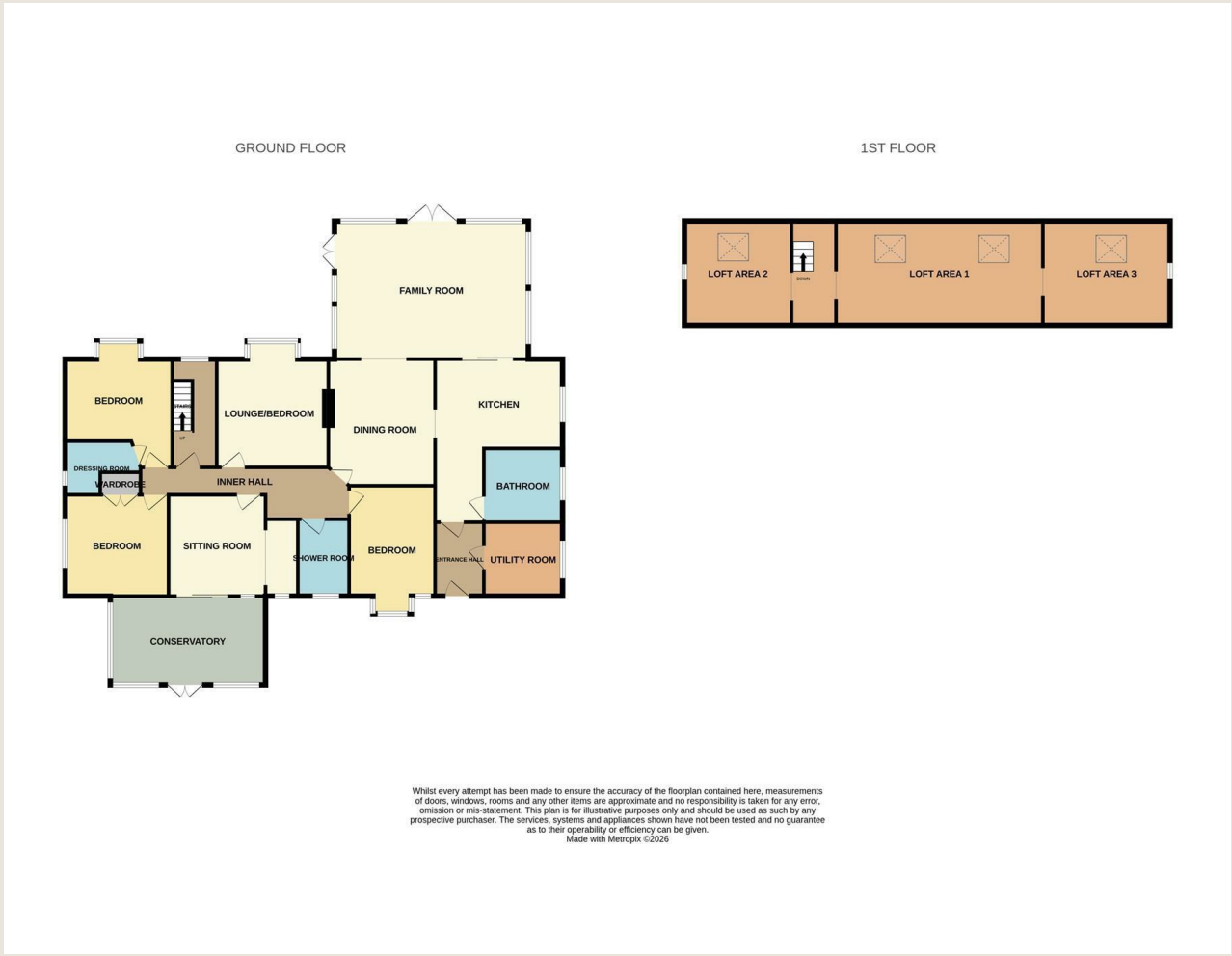


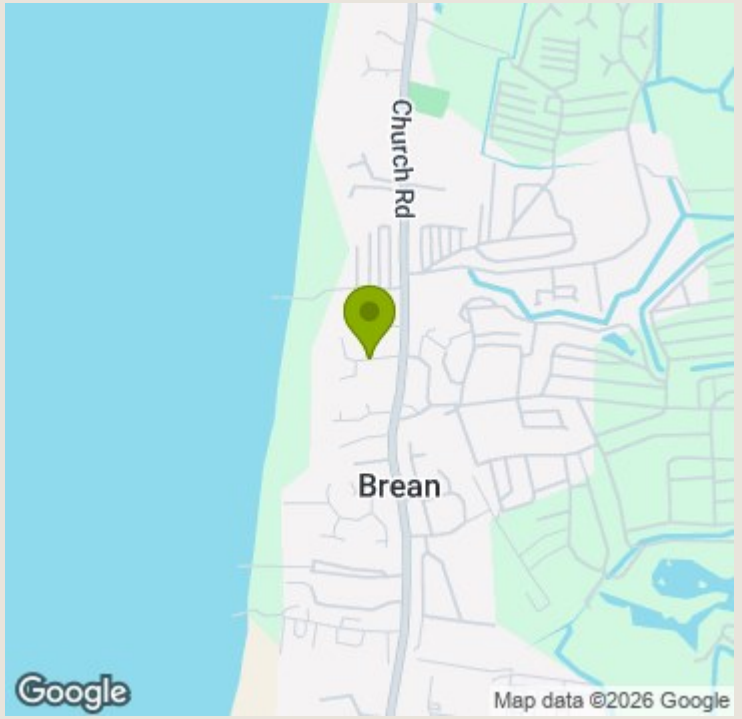












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, 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

BERRYMAN'S

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The Property Ombudsman