

Flat 25 Hillview South Road

Brean, TA8 2RD

Price £105,000

BERRYMAN'S

PROPERTY DESCRIPTION

This ground floor flat would make an ideal holiday home or business opportunity and is set within a popular seaside development in the village of Brean with local attractions close by including Unity Farm, Brean Down and miles of sandy beach.

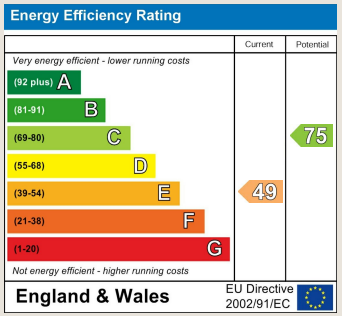
Lounge with re-fitted, contemporary kitchen area* Two bedrooms* Tiled shower room* Allocated parking space* Close to the sea front* Sought after area*

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: E













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)
Double glazed entrance door with obscured double glazed panel to:

Lounge/Kitchen Area
Double glazed window to front

Kitchen
The kitchen is fitted with a range of modern, dark blue base units with matching wall mounted cupboards, wood block style worktop with inset quartz style sink, space for fridge, built in Neff eye level double oven with cupboard above and drawers below, and tiled splashback. Door to:

Bedroom 1
7'11" x 5'10" (2.42 x 1.80)
Double glazed window to rear

Bedroom 2/Dining Room
7'10" x 5'10" (2.41 x 1.79)
Double glazed window to rear

Shower Room
7'10" x 4'10" (2.40 x 1.48)
Fitted with a tiled shower cubicle with wall mounted Triton shower, obscured double glazed window, tiling to ceiling height, clow level closed coupled w/c, and wash hand basin with space under for washing machine

Outside
The property benefits from having an allocated parking space and is a short distance from the sea front

Tenure
Leasehold

99 Years from October 2012
Service Charge - £671.30 per annum
Ground Rent - £100 per annum

Description
This ground floor flat would make an ideal holiday home or business opportunity and is set within a popular seaside development in the village of Brean with local attractions close by including Unity Farm, Brean Down and miles of sandy beach.

The town of Burnham on Sea is located just over four miles away with it's High Street shopping facilities, cinema, theatre and community events making it an ever-popular holiday destination.

The property offers an open plan, living room with a re-fitted, contemporary kitchen area with Neff eye level oven and Quartz branded sink with mixer tap, two bedrooms, tiled shower room and also the benefit of designated off street parking and to the rear of the site there is a gated access to dunes and the miles of sandy beach beyond.

An early inspection to view is recommended.

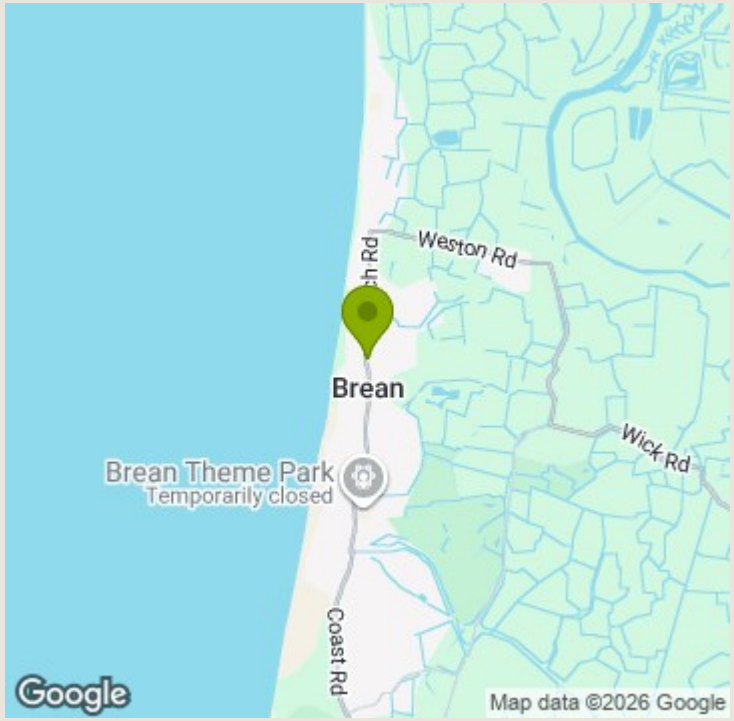
Directions
From Burnham-on-Sea proceed in a northerly direction along Berrow Road through the village of Berrow into the village of Brean. Upon entering the village of Brean on the Coast Road take a left turn opposite the Stardust Amusement Arcade into Hillview Development between the chip shop and café.

Material Information
Additional information not previously mentioned
Council Tax Band-A
EPC-E
• Mains electric and water
• Water metered or not. Must state.
• 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, 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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