



4E Elder House, Knoll Park South Road

Brean, TA8 2RF

Price £139,950



PROPERTY DESCRIPTION

A purpose built two bedroom first floor flat situated in the highly sought after holiday village of Brea.

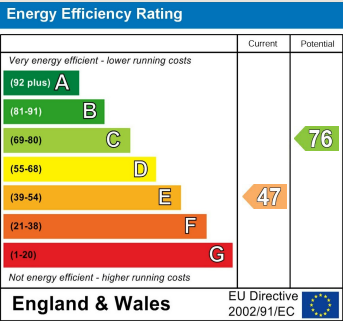
Communal entrance hall with stairs rising to the first floor landing* lounge* kitchen/breakfast room* two bedrooms* bathroom* upvc double glazed windows (except bathroom)* designated off street parking. Must be seen.

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Communal entrance hall with stairs rising to the first floor landing with door to the:

Lounge

16'0" x 9'6" (4.88 x 2.92)

Upvc double glazed window to the front with part coastal views. Overstair storage cupboard, airing cupboard, shelving and television point.

Kitchen/Breakfast Room

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for automatic washing machine, electric cooker point, space for electric cooker with extractor hood over, upvc double glazed window to the front with part coastal aspect. Breakfast bar.

Inner Hall

Access to roof space.

Bedroom 1

10'5" x 9'6" (3.18 x 2.92)

Upvc double glazed window to the rear.

Bedroom 2

10'7" x 7'3" (3.25 x 2.21)

Upvc double glazed window to the rear.

Bathroom

7'8" x 5'6" (2.36 x 1.70)

Comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, part tiled walls, heated towel rail.

Outside

Communal gardens.

Allocated parking space.

Within a short walk there is an access gate for Knoll Park residents giving direct access to Brean Beach.

Tenure

Leasehold

The property benefits from having an extended leasehold tenure of 999 years from 2023

Maintenance charges £600.00 per annum.

Ground Rent £30.00 per annum.

Description

An opportunity to purchase a purpose built, two bedroom, first floor flat, situated in the popular holiday village of Brean with it's host of facilities and access to the beach.

Knoll Park comprises a development of flats and bungalows with communal gardens and private access to the beach. Ideal for those looking for a buy

PROPERTY DESCRIPTION

to let, holiday home or their own residence.

Situated on the first floor, the accommodation briefly comprises; External entrance door with stairs to the first floor landing, door opening into the lounge with a deep, built in storage cupboard and partial sea view to the front. A door from the lounge leads to the kitchen/breakfast bar with space for appliances and breakfast bar. From the inner hall, there are two bedrooms and a bathroom with a white suite.

The property benefits from double glazing, communal gardens and a parking space.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road through the village of Berrow into the village of Brean. Opposite Pontins take a left turn into Knoll Park. Proceed along Knoll Park and at the end of the road Elder House will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-E

- Mains electric and water
- Water metered
- Electric heaters
- 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

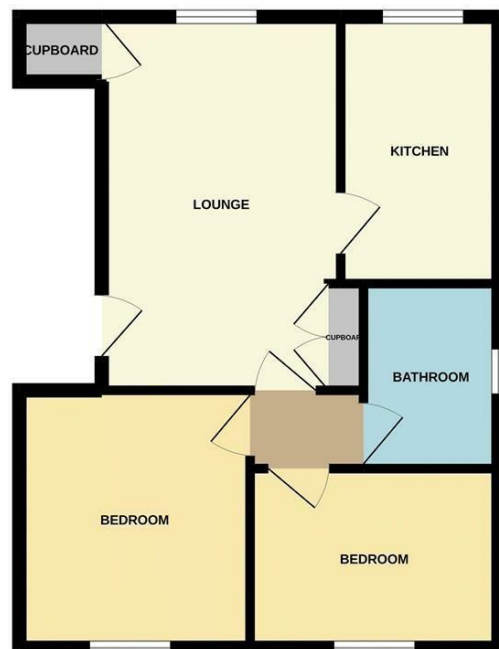
Flood Information:

flood-map-for-planning.service.gov.uk/location

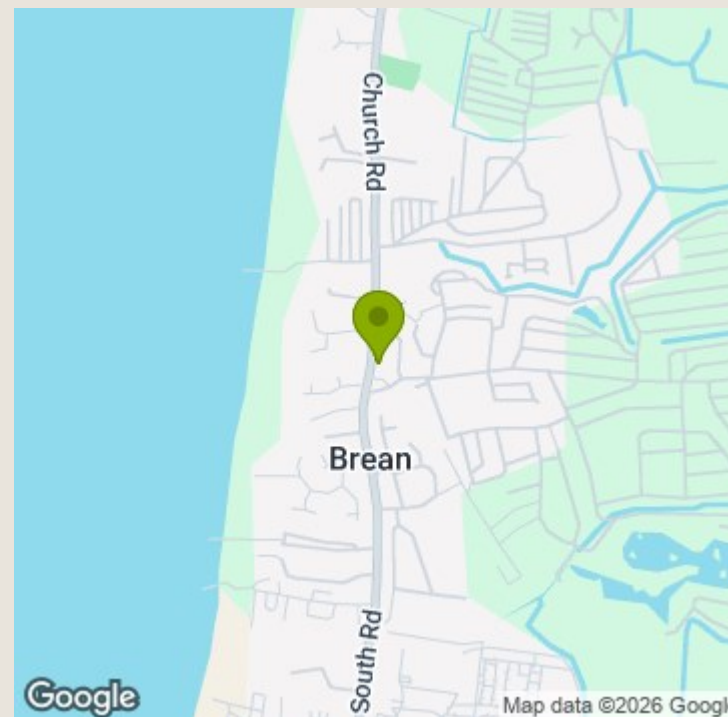








While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 Metagen 02022



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. Berryman's 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, 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

