



Asking Price £179,950  
Brean Court, South Road, Brean, TA8 2SE



 2  
Bedrooms

 1  
Bathroom

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |  
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**A well-presented and spacious park home for sale in Brean with gas central heating, double glazing, 2 reception rooms, front & rear gardens, nearby garage and parking**

#### **THE PROPERTY**

**3 Brean Court, South Road, Brean Somerset, TA8 2SE**

*Kitchen, Dining Room, Lounge, Hall, 2 Bedrooms, Shower Room, Gas Central Heating, Double Glazing. Front Garden, Enclosed Rear Garden and nearby Garage. .The Sale will include the fitted carpets/floor coverings, curtains, blinds and light fittings. Various items of furniture available by separate negotiations, if so desired*

## **SITUATION**

Standing in the popular North Somerset village of Brean, which offers various facilities together with a host of recreational and holiday amenities. There are various services within the village, together with comprehensive shopping and banking facilities in nearby Burnham-on-Sea. The famous Brean Sands are within a short walk. Access to the M5 junction 22 at Edithmead, providing easy travel to Bristol, London, the North and the South.

## **CONSTRUCTION**

36' x 20' Tingdene Unit, approximately 40 years old and having been fully refurbished throughout including a replacement Dining Room door and 2 Bedroom windows, plus Park Home External Wall and Loft Insulation works, in March 2017.

### **KITCHEN** *3.87m x 2.82m*

Approached via low maintenance obscure glass double glazed door. Excellent range of recently fitted base and drawer units, wall cupboards and contrasting worktops. Inset single drainer sink unit with mixer tap. Fitted 'Zanussi' induction hob. Fitted 'Zanussi' oven. Fitted 'Zanussi' microwave. Cupboard housing the 'Worcester' gas combination boiler with programmer and cloaks hooks. Plumbing for automatic washing machine and space for fridge/freezer. Tiled walls, double glazed window, gas point and adjustable ceiling spotlights.

### **DINING ROOM** *2.63m x 2.61m*

Radiator with southerly facing double glazed window over. Ceiling beams, telephone point, central heating thermostat and low maintenance door with inset letterbox and obscure glass panes to outside.

### **LOUNGE** *5.84m x 3.63m*

Two radiators with easterly facing angled double glazed windows over. Television facility, ceiling beams and further northerly facing double glazed window.

## **HALL**

Tall wall mirror.

### **BEDROOM 1** *3.31m x 2.88m*

Extensive range of wardrobes. Radiator and westerly facing double glazed window.

### **BEDROOM 2** *3.00m x 2.82m*

Radiator and westerly facing double glazed window.

## **SHOWER ROOM**

Large shower cubicle. Vanity unit with inset wash hand basin with mixer tap and low level WC. Electric shaver point, heated towel rack, toilet roll holder and obscure glass double glazed window.

## **OUTSIDE**

The easterly facing front garden comprises lawn, border, further slate border with bushes and feature brick pavier paths with decorative edging. The southerly facing side area, again, comprises matching brick pavier with attractive edging, slate borders, paved patio and steps with in-keeping styled hand rail to the dining room door. To the opposite side there is, once again, matching brick pavier path with feature edging giving access to gate and also steps to kitchen door and continuation to rear garden. The gas meter box and water tap are to be found on the side wall of the property. Pedestrian gate gives access to the private, westerly facing, rear garden comprising paved patio, 2 Sheds, astroturf, raised deck area with feature railings, raised bark border and hanging basket bracket, decorative wall trellises and hanging garden wall ornaments. To the northerly side of the unit is a useful plastic Store.

**GARAGE** 5.77m x 2.93m

With up-and-over door and concrete base.

**SERVICES**

Mains water, gas, electricity and drainage are connected. Metered Water & Electricity.

**TENURE**

Vacant Possession on Completion. Pets Allowed.

**OUTGOINGS**

Sedgemoor District Council, Tax Band : A £1,368.61 for 2023/24

**SITE FEES**

Monthly Site Rent: £130pcm for 2023/24

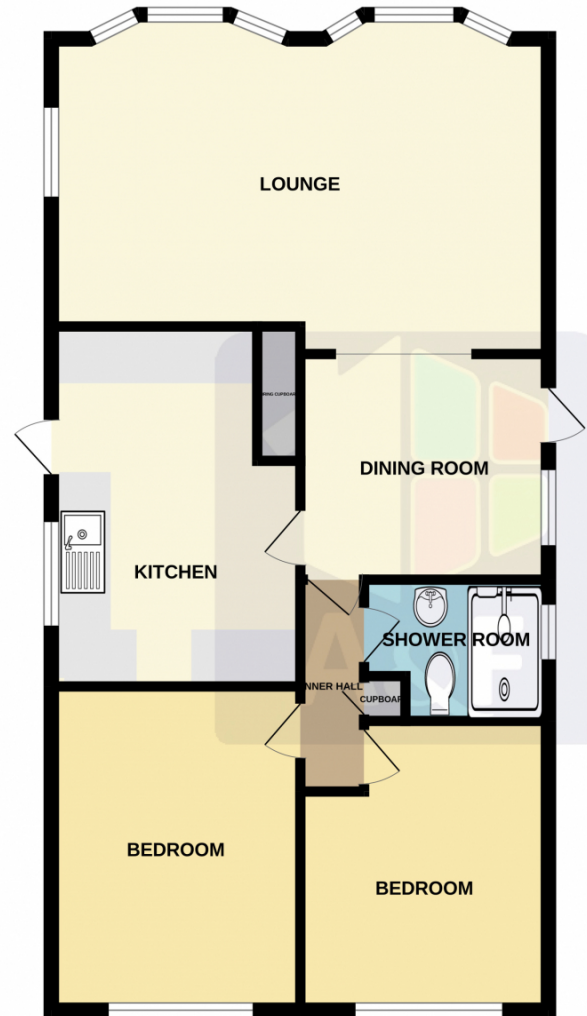
**AGENT'S NOTES**

Owners must be aged 55 or over





GROUND FLOOR



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.  
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