



Guide Price  
£365,000  
Freehold

Rectors Close, Brean, Somerset TA8 2RY  
3 Bedroom Bungalow

We are delighted to present this splendid detached bungalow, currently listed for sale, offering a unique blend of charm and modern living. This neutrally decorated property, which perfectly balances modern lifestyle with a touch of tranquillity.

This property comprises of three bedrooms, with two being generous sized doubles and two bathrooms, well proportioned to suit all your needs.

The heart of this magnificent bungalow is undoubtedly its kitchen. The layout blends seamlessly with the modern appliances, creating a sophisticated yet practical space for cooking and dining. The kitchen also benefits from an abundance of natural light, making it a bright and inviting area.

The home has a dedicated reception room that offers a cosy space for relaxation or entertaining guests. Whether you are a family or a couple, this property is ideal for you, offering a blend of peaceful living spaces and functional features.

One of the unique features of this property is the private garden, which leads off to both sides of the property. It provides a tranquil setting for outdoor relaxation or alfresco dining, further enhanced by the beautiful views that can be enjoyed from the property.

Situated in a location that offers convenient access to public transport links and local amenities, this property combines the best of both worlds. You are just a stone's throw away from the beach, green spaces and nearby parks, perfect for those who enjoy outdoor activities. Additionally, the strong local community and walking routes add to the charm of living in this area.

EPC: C 69      Council Tax Band: D    £2,399.44    2025/26



- Three spacious bedrooms
- Two bathrooms
- Beautiful views
- Modern appliances
- Near to beach
- Abundant natural light
- Large garden



**Accommodation:**

**Storm Porch:**

UPVC double glazed entrance door and side panels, leading to a hardwood entrance door with glazed oval panel. Leading to:

**Hallway:**

Spacious hallway with tiled flooring, two good sized storage cupboards, radiator, central heating programmer, telephone point, power points and access to loft space.

**Lounge: 4.65m x 3.35m (15' 3" x 11' 0")**

Large front aspect double glazed window looking out to views of the hillside, laminate flooring, radiator, television point, two decorative light fittings.

**Kitchen: 3.78m x 2.84m (12' 5" x 9' 4")**

Comprehensive range of wall, base and drawer units, one and a half bowl single drainer inset sink unit with mixer tap over, breakfast bar, built in larder cupboard, half tiled walls, laminate flooring, kick bay lighting, six spotlights, power points. Built in appliances include eye level oven/microwave, 4 ring gas hob with extractor over, fridge, dishwasher.

**Conservatory:**

All year round space currently used as a dining area, laminate flooring. Doors leading out to both sides of the garden.

**Bedroom One: 3.76m x 2.77m (12' 4" x 9' 1")**

Good sized double bedroom, rear aspect double glazed window, double built in wardrobe, carpeted flooring, radiator, power points.

**Bedroom Two: 3.61m x 2.79m (11' 10" x 9' 2")**

Good sized double room, front aspect double glazed window with beautiful hillside views, carpeted flooring, radiator, power points.

**Bedroom Three: 3.09m x 2.29m (10' 2" x 7' 6")**

Ample sized single room, rear aspect double glazed window, laminate flooring, radiator, cupboard housing boiler installed in May 2024.

**Bathroom:**

White suite comprising low level w/c, pedestal hand wash basin, panelled whirlpool bath with electric shower over, tiled walls, radiator, extractor, laminate flooring, side aspect frosted double glazed window.

**Shower Room:**

Tiled shower cubical with electric Bristan shower, low level w/c, pedestal hand wash basin with storage cupboard over, tiled walls, tiled flooring, radiator, extractor, rear aspect frosted double glazed window.

**Garage: 2.18m length**

Up and over door, power and light.

**Front Garden:**

The front garden includes a small area laid to lawn, paved driveway leading up to the attached garage, and a further slabbed area of driveway, allowing parking for up to four vehicles. Gated access at either side of the property into the rear garden.

**Rear Garden:**

To the rear of the property, the doors from the conservatory lead off to one side with an area of raised decking, with the main area of the garden laid principally to lawn including some shrubs, a timber store shed on a brick base and another useful storage unit. To the other side of the conservatory the garden is laid with a slabbed patio area with a smaller section laid to chippings, a large summer house with plumbing for a washing machine and electricity, water supply, outside lights.

**Services:**

Mains electricity, gas, water and drainage are connected.

**Tenure**

Freehold, vacant possession on completion.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: D £2,399.44
EPC Rating & Date Carried Out
C69 (24/10/2024)
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).</a>
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/GB/-/-?signal?l=20&amp;lg=0&amp;zoom=3">https://www.nperf.com/en/map/GB/-/-?signal?l=20&amp;lg=0&amp;zoom=3</a>
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
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