

Guide Price
£115,000
Leasehold





Hill View, South Road, Brean, Somerset TA8 2RD



Features

- Fully Furnished
- No Onward Chain
- Allocated Parking Space
- Open Plan Kitchen and Living
- Close to Amenities & Transport Links
- Direct Access To The Beach With A Resident Key
- Holiday Home or Rental
- Two Bedrooms

Summary of Property

Presenting a delightful 1st floor two bedroom terraced flat for sale. The flat is set in a quiet, gated complex with a strong local community, this home offers private access to the beach and a host of local amenities. A unique opportunity for families, couples, or rental investors. The property also offers significant income potential.

The property has a comfortable open-plan reception room with a feature fireplace and wall mounted television creating a cosy area to relax. The kitchen follows the open-plan design allowing space to socialise and entertain. The kitchen is equipped with modern appliances, making it a practical area to cook and dine.

The property boasts two bedrooms, the first being a double including a bedside cabinet and small wardrobe. The second bedroom being a single allowing room for bunkbeds, suitable for visiting guests or children. Both rooms are compact yet efficiently designed to utilise space optimally.

The bathroom is well-appointed with a tiled shower cubicle, wall mounted wash hand basin, separate w/c and heated towel rail. Furthermore, one of the unique features of this property is the parking facility that it offers, a convenience that is highly sought after by most property seekers.

The location is yet another asset and the benefit of having private access to the beach. Excellent public transport links making commuting easy. Local amenities are within easy reach and for those who love outdoor activities, there are walking and cycling routes nearby. The property is rated D on the EPC and comes fully furnished, with allocated parking included. Whether as a holiday home or a permanent residence, this terraced flat offers a remarkable lifestyle in a desirable location, ready for you to move in and enjoy. The property comes with current fixtures and fitting.

No council tax on this property but commercial rates are applicable. Connected services: Electricity, Water and Drainage.

Room Descriptions

Description

This first floor fully furnished flat would make an ideal holiday home or business opportunity and is set within a popular seaside resort in the village of Brean with local attractions close by including Brean leisure park, Brean Down and miles of sandy beach. The property offers an open plan living/kitchen area, two bedrooms, shower room with separate w/c. and has the benefit of designated parking space within the grounds. There is a communal balcony and to the rear of the site there is a gated access to dunes and the miles of sandy beach beyond.

Accommodation: (Measurements are approximate)

Frosted double glazed door to the:

Open Plan Lounge/Kitchen 5.33m x 3.01m (17' 6" x 9' 11")

Front aspect double glazed windows, wood effect parquet flooring throughout, television point, electric feature fireplace

Kitchen area fitted with range of wall and floor units, one bowl drainer sink unit, integrated electric hob and oven, under counter fridge, larder cupboard.

Bedroom One 2.41m x 1.79m (7' 11" x 5' 10")

Rear aspect double glazed window, double bed, bedside cabinet and small wardrobe.

Bedroom Two 2.40m x 1.81m (7' 10" x 5' 11")

Rear aspect double glazed windows, bunk beds and small chest of drawers.

Shower Room

Comprising of tiled shower cubicle, wall mounted wash hand basin, heated towel rail and access to loft space.

WC

Rear aspect frosted double glazed windows and low level w/c.

Outside

Communal balcony and allocated parking space.

Tenure

Remainder of 99 year lease from 1st October 2012.

Service and ground rent - £724.39 p.a, which has been paid until March 2025

Services:

Mains electricity, water and drainage are connected.

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 cafe.



Floorplan

GROUND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

| | | |
|--|--|--|
| Local Authority Somerset | Council Tax Band: Annual Price: Deleted E | |
| Conservation Area No | Flood Risk No Risk | |
| Floor Area | Plot Size 0.01 Acres | |
| Mobile Coverage | Broadband | |
| EE ● | Basic 15 Mbps | |
| Vodafone ● | Superfast 80 Mbps | |
| Three ● | | |
| O2 ● | | |
| Satellite / Fibre TV Availability | | |
| BT ✓ | | |
| Sky ✓ | | |
| Virgin ✗ | | |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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