

£240,000
Leasehold





Brean, Burnham-on-Sea, Somerset TA8 2RS



Features

- Annual rent due until 30th May 2024 shall be £4,813.56
- From 31st May 2024 until 30th May 2027 the annual rent shall be £5,138.48
- From 31st May 2027 until 30th May 2030 the annual rent shall be £5,485.33
- From 31st May 2030 until 30th May 2033 the annual rent shall be £5,855.59
- From 31st May 2033 until 30th May 2036 the annual rent shall be £6,250.84
- From 31st May 2036 until 30th May 2039 the annual rent shall be £6,672.77
- From 31st May 2039 until 30th May 2042 the annual rent shall be £7,123.18
- From 31st May 2042 until 30th May 2043 the annual rent shall be £7,603.99

Summary of Property

*** CASH PURCHASE ONLY ***

The original property which comprised large Living Room/Kitchen, Inner Hall, two Bedrooms and Bathroom was built in 2009 but has been extended in 2017 to accommodate a dining room, further inner hall, bathroom and two additional bedrooms. The whole is in a superb state of modern repair and benefits from double glazing and propane gas central heating.

This immaculate 4-bedroom detached property, located in a serene area with green spaces, offers a perfect blend of modern comfort and breath-taking views. The house is ideal for families, couples, or as a holiday home getaway. This bungalow commands an exceptional location at the foot of Brean Down and benefits from breath taking views from the garden over the Coastline to the distant Quantock Hills. Amenities are to be found within a two minute walk include Brean Down bird sanctuary and two cafes. Other village amenities in the region of one mile away include Church, convenience stores and public houses.

The property boasts two spacious reception rooms, one of which features large windows providing a garden view and a dining area, complemented by a featured skylight. The second reception room is elegantly designed with large windows, wood floors, and direct access to the garden, creating a seamless indoor-outdoor living experience.

The open-plan kitchen is fitted with wall, base units, and drawers, providing ample storage space and a stylish cooking environment. Each of the four double bedrooms is generously sized, flooded with natural light, making them inviting spaces to relax and unwind. In addition, there is a bathroom and shower room, each equipped with modern amenities including heated towel rails, wash hand basins, and WCs. This property's gardens, seafront location, and extension make it a truly unique find for those seeking a peaceful and luxurious coastal lifestyle.

EPC: D

Council Tax Band A - £1,445.90 for 2024/25

Room Descriptions

***** CASH PURCHASE ONLY *****

Dining Room 12'6 x 9'3 (3.81m x 2.81m)

Approached via low maintenance door with inset double glazed pane with matching full length side panels. Radiator, smoke detector, inset ceiling spotlights and high level feature window. Inset electric meter cupboard.

Inner Hall

Inset ceiling spotlights.

Lounge/Kitchen 27'5 x 14'4 (8.35 x 4.36m)

Triple aspect with windows facing South and North and double glazed double doors with full length matching panels giving access to Easterly facing Sun Deck with excellent views over various hills and open farmland. Lounge - two radiators and television and telephone points. Kitchen - excellent range of wood fronted base and drawer units, wall cupboards, contrasting worktops/breakfast bar and tall corner cupboard housing the "Worcester" gas combination boiler. Single drainer large bowl stainless steel sink unit with mixer tap.

Inner Hall

Cloaks hooks and smoke detector.

Bedroom One 12'0 x 10'6 (3.65m x 3.20m)

Radiator and double glazed window with glimpses over open farmland and the Inland section of Brean Down.

Bedroom Two 10'4 x 10'3 (3.14 x 3.12m)

Radiator and Westerly facing double glazed window with view of the higher levels of Brean Down.

Shower Room 6'6 x 6'1 (1.98m x 1.85m)

Comprehensively tiled walls and comprising corner cubicle with 2 way mixer, pedestal wash hand basin H&C with mirror and shaver point over and low level W.C. Matching toilet roll holder, towel rail, corner shelving and mirror fronted cabinet. Obscure glass double glazed window and heated towel rack. Extractor fan and inset ceiling spotlights.

Bedroom Three 14'6 x 8'2 (4.41m x 2.48m)

Television and telephone points. Radiator and Westerly facing double glazed window with views of the higher levels of Brean Down.

Bedroom Four 14'6 x 9'11 (4.41m x 3.02m)

Television and telephone points. Radiator and Westerly facing double glazed window with views of the higher levels of Brean Down.

Bathroom

Tiled floor and tiled walls, "P" shaped bath H&C with shower mixer, grab handle, glazed shelf and glazed screen. Pedestal wash hand basin H&C with rectangular mirror over. Low level W.C. Radiator and obscure glass double glazed window. Fluorescent strip light and extractor fan. Toilet roll holder and towel rail.

Outside

The wide five bar double gates with feature post box give access to the front garden which comprises three car paved driveway with shingle surrounds, further shingle provides additional parking space. To the Southerly side there is lattice fencing with feature pillars and fencing. The Easterly facing garden comprises lawn, vastly stocked bush/shrub borders, established trees, gravel section, AstroTurf, pond, summerhouse/shed (which has power and light), paving stones, raised planters, lawns, raised sun deck accessed from the front garden or lounge. Water tap, electric light and propane gas connector. Wide paved path with lawn and raised border with log edging give access to further paved path and concrete patio.

Steps give access to elevated rear area with gravel and grass and sloping rockery border. From here one has fantastic views of Brean Down and the complete aspect of the Beach and Coast over to the distant Quantock Hills.

AGENTS NOTE

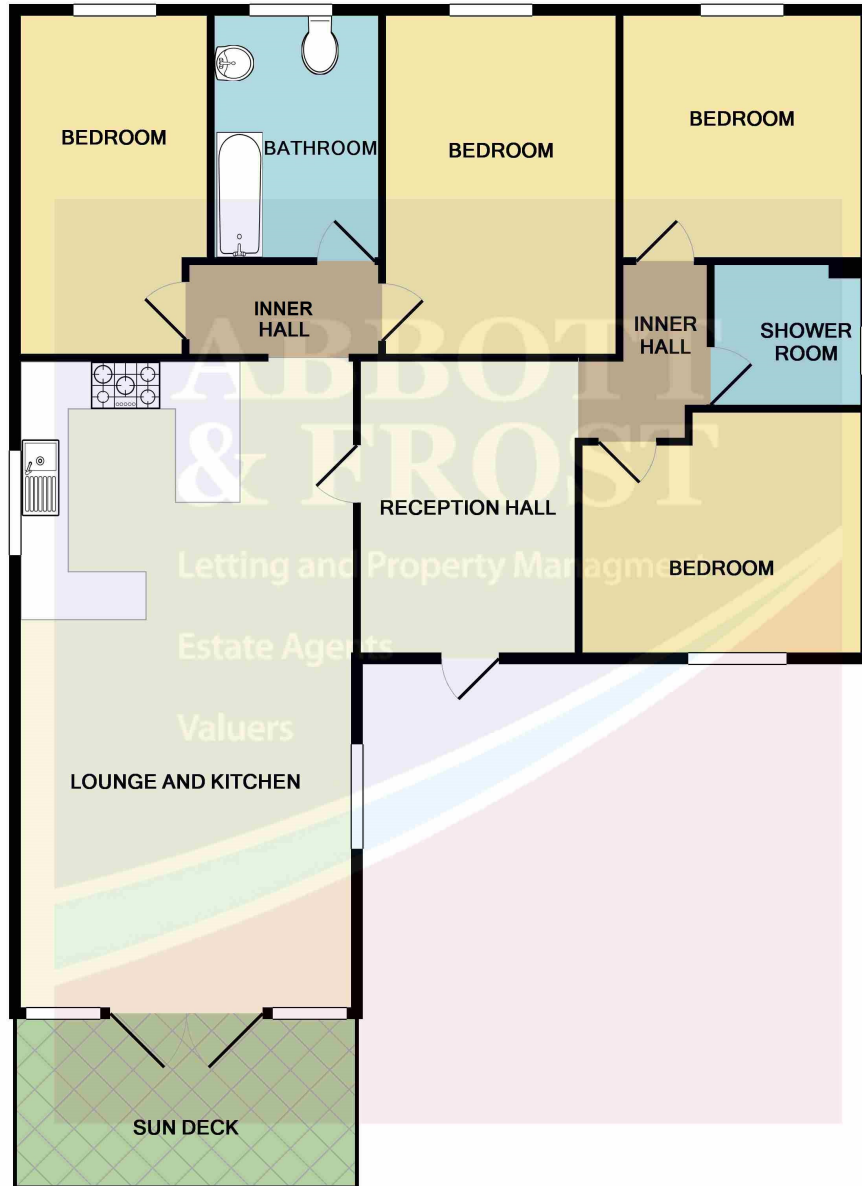
HOLIDAY LETTING IS NOT PERMITTED WITHIN TERMS WITH THE LEASE

LEASEHOLD RENEWABLE AFTER 2043 (PAYABLE SIX MONTHLY IN MARCH & SEPTEMBER)

----- THE LEASE WILL BE RENEWABLE IN 2043 AT A COST OF £25,000 -----



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Material Information

Utilities Services:
 Mains Water & Electricity are Connected.
 Gas via LPG Bottles
 Drainage is via Septic Tank on the main site

Flood Risk:
<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:
 For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:
https://sdc.somerset.gov.uk/planning_online

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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