

Guide Price
£210,000
Leasehold





Knoll Park, South Road, Brean, Somerset TA8 2RF



Features

- Direct beach footpath access
- Far-reaching sea views
- Spacious L-shaped lounge/diner
- Modern fitted kitchen units
- Induction hob and oven
- Large walk-in shower
- Bedrooms with fitted wardrobes
- Allocated residents' parking space
- Landscaped communal garden areas
- No onward chain

Summary of Property

This beautifully presented bungalow is positioned within a well-kept complex in the popular coastal village of Brean and enjoys far-reaching views across to the sea. The development offers direct footpath access onto the beach, with further routes leading to a choice of scenic coastal walks, making it perfectly placed for those seeking a relaxed coastal lifestyle.

An enclosed porch provides a useful entrance space and opens into the generous L-shaped lounge, a bright and welcoming living area designed for comfort. The adjoining kitchen has been fitted with a modern range of units and includes an induction hob, electric oven, and extractor fan. A one-and-a-half sink and drainer sits beneath the front aspect window, framing views out to the sea. Practical touches include plumbing for a washing machine and ample storage cupboards. The bathroom has been updated with a contemporary suite comprising a vanity unit with inset wash hand basin, WC, large walk-in system-fed shower, and a modern heated towel rail. Both bedrooms benefit from built-in wardrobes, maximising storage and ensuring a practical layout.

Additional features include an insulated and partially boarded loft, creating valuable extra storage. Externally, the property enjoys access to communal gardens and comes with an allocated parking space. Equally suited as a permanent residence, a coastal retreat, or a downsize move, this low-maintenance home offers flexibility and convenience. Its combination of location, presentation, and ease of living makes it an attractive option for a wide range of buyers. Viewing is strongly advised to fully appreciate all that this delightful property has to offer.

Room Descriptions

Entrance Porch:

The enclosed porch offers a practical entrance space, ideal for coats and shoes, while also helping to keep the main living area warm and welcoming.

Lounge (L-Shaped): 4.46m x 4.44m (14'8" x 14'7")

A generous L-shaped lounge/diner with a double-glazed front window enjoying outlooks towards the sea. The room comfortably accommodates both seating and dining areas and includes a television point. Doors lead directly from here to the kitchen and both bedrooms, keeping the layout practical and flowing.

Kitchen: 3.39m x 1.97m (11'1" x 6'6")

The kitchen is fitted with a modern range of matching base and wall units, finished with roll-top marble working surfaces and part-tiled splashbacks. A single drainer stainless steel sink unit with mixer tap sits beneath a double-glazed window, providing natural light. Cooking facilities include an induction hob with built-in oven, while there is plumbing in place for both an automatic washing machine and a wall mounted drop table, making it highly practical. The room is further enhanced by four ceiling spotlights, creating a bright and functional space that is well suited to everyday use.

Bedroom 1: 3.63m x 2.54m (11'11" x 8'4")

A spacious double bedroom fitted with an excellent range of storage, including one double wardrobe and two single wardrobes, together with matching over-bed units. A double-glazed window provides natural light, while a wall-mounted electric panel heater completes the room.

Bedroom 2: - 2.62m x 2.28m (8'7" x 7'6")

A versatile bedroom that will comfortably accommodate a single bed. The room is well equipped with one double wardrobe, two single wardrobes, and coordinating over-bed storage, along with an additional fitted wardrobe. A double-glazed window provides natural light, while a wall-mounted

electric panel heater ensures warmth. Loft access is also available from this room, offering further storage potential.

Inner Hall

Built-in airing cupboard housing the insulated copper hot water tank fitted with an electric immersion heater.

Shower Room:

A modern and well-presented bathroom fitted with a large walk-in shower, WC, and a vanity-style wash hand basin with storage below. A heated towel rail provides both warmth and practicality, while a frosted double-glazed window allows for natural light and ventilation.

Outside:

Allocated car parking space. Communal Gardens which are laid to lawn. The complex has its own private access to the beach.

Services: Mains Electricity, Water & Drainage are connected.

Tenure: Leasehold

Lease Term: 189 years from 24th June 1984

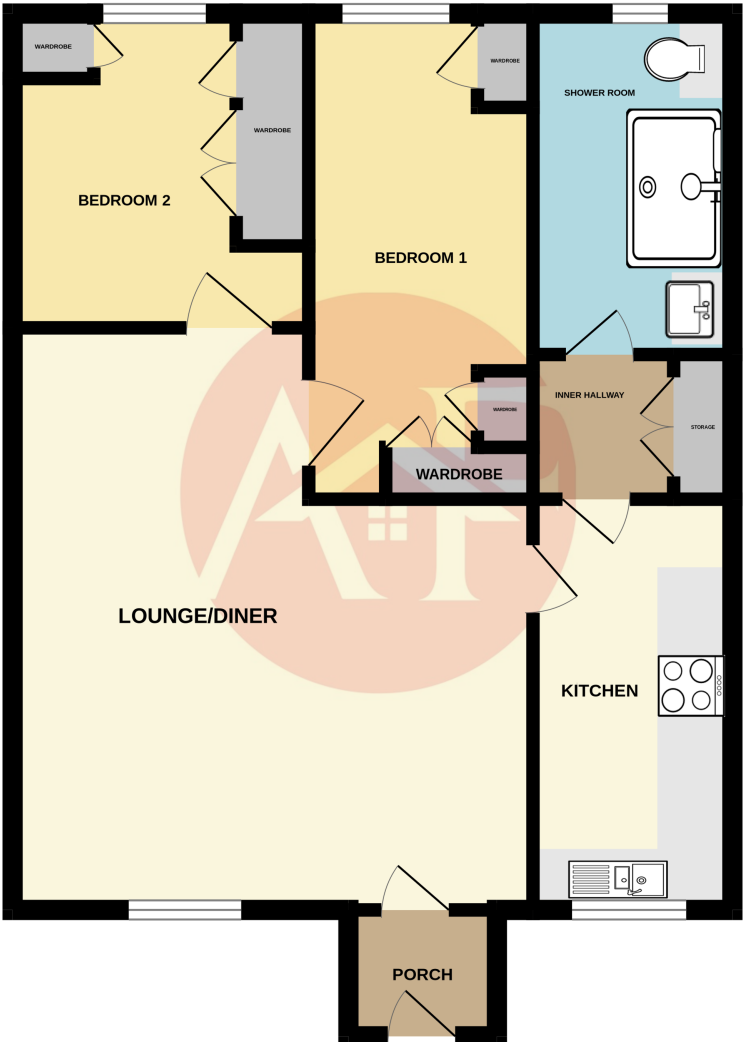
Service Charge: £600 per year

Ground Rent: £45 per year



Floorplan

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



Material Information
Council Tax Band & Charge for Current Year
Band: D £2,314.50 for 2025/26
EPC Rating & Date Carried Out
EPC: C - 09/10/2025
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
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