



17 Bramble Drive, Claremont Park

Burnham-On-Sea, TA8 2NH

Price £149,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive detached two double bedroom park home situated within a prime plot in a sought after residential development. Must be seen to be fully appreciated.

Entrance hall* good sized lounge* kitchen/dining room* two bedrooms* master en suite cloakroom and walk-in wardrobe* shower room* upvc double glazed windows* gas central heating* off street parking* low maintenance gardens to the side and rear.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Lounge

18'11" x 10'9" (5.78 x 3.30)

With box bow double glazed window to the front and two double glazed box bow windows to the side. False chimney breast with recess, television point.

Kitchen/Dining Room

18'11" x 12'11" maximum (5.78 x 3.94 maximum)

Kitchen area comprises a range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, space for tumble dryer and upvc double glazed window to the front. Two upvc double glazed French doors to the rear.

Door to the:

Inner Hallway

Storage cupboard.

Bedroom 1

9'4" x 8'10" (2.85 x 2.71)

Upvc double glazed box bow window to the front. Range of built in bedroom furniture.

Walk-in Wardrobe

En Suite Cloakroom

Close coupled w.c., corner wash hand basin and extractor fan. Light/shaver point and upvc double glazed obscured window to the side.

Bedroom 2

9'1" maximum x 8'10" (2.77 maximum x 2.70)

Fitted wardrobes and upvc double glazed window to the side.

Shower Room

6'2" x 5'2" (1.89 x 1.58)

Comprising shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c, Extractor fan, light/shaver point and upvc double glazed obscured window to the side.

Outside

To the front of the property is a garden area laid for ease of maintenance which extends to the left hand side of the property and to the rear.

To the right hand side of the property is off street parking which could potentially be extended should it be required.

Tenure

Leasehold

Ground Rent £2,467.80 per annum (£205.65 per calendar month)

Water £226.32 per annum (£18.86 per calendar month)

PROPERTY DESCRIPTION

Description

Claremont Park is a delightfully located development of Park Homes set in the coastal village of Berrow and within easy walking distance of the championship golf links at Burnham and Berrow and the miles of sandy beach stretching from Burnham-on-Sea to Brean Down.

This attractive and well presented Park Home offers well planned, well appointed living accommodation and briefly comprises entrance hall, good sized lounge, well appointed kitchen/dining room, two double bedrooms with the master having an en suite cloakroom and walk-in wardrobe and a family shower room. The property also benefits from upvc double glazed windows, gas central heating, off street parking and is set in a prime low maintenance corner plot.

Directions

From Burnham-on-Sea proceed along the Berrow Road in a northerly direction passing the inland lighthouse on the left hand side. Proceed into the village of Berrow passing the co-op convenience store and the village green on the left hand side and proceed around the sharp left hand bend and take the first right into Parsonage Road. Take the turning right by the village hall into Claremont Park. Proceed into Claremont Park turning right and then left into Bramble Drive. The property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas
- Water payable £18.86 pcm
- Gas central heating
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

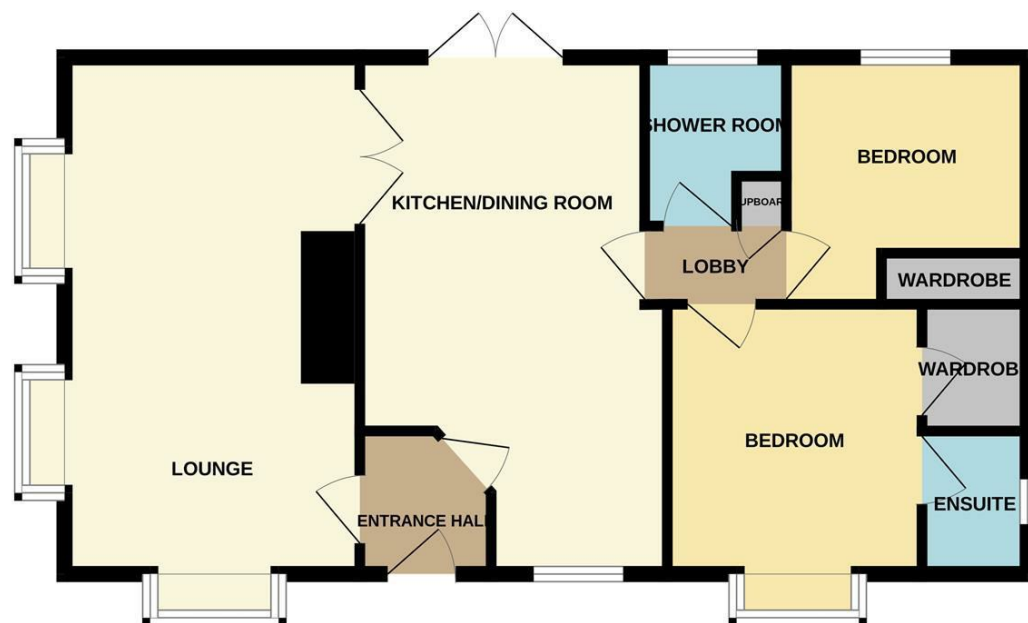
flood-map-for-planning.service.gov.uk/location







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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

