



2 Pinewood Way, Brean, Burnham-on-Sea, Somerset, TA8 2RT

Asking Price: £345,000 Freehold



- Detached bungalow occupying a generous corner plot
- Three well-proportioned principal bedrooms
- Versatile occasional fourth bedroom

- Spacious living room
- Separate dining room
- Conservatory overlooking the gardens
- Kitchen, shower room and additional cloakroom

- Useful storage room
- Gas central heating and double glazing
- Off-road parking for two vehicles
- Enclosed gardens
- Direct private access to Brean Down beach





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Property Description:

*** FOUR-BEDROOM DETACHED BUNGALOW CLOSE TO THE BEACH *** NO ONWARD CHAIN ***

Occupying a generous corner plot in a desirable cul-de-sac, this expansive four-bedroom detached bungalow presents an exciting opportunity to acquire a spacious and versatile home in the popular seaside resort of Brean.

The property offers well-proportioned and flexible accommodation, with three principal bedrooms complemented by an additional occasional fourth bedroom, making it ideal for families, those requiring space for guests, or buyers looking for a property that can adapt to their needs.

The accommodation includes a welcoming living room, separate dining room, fitted kitchen and a bright conservatory, together with a shower room and additional cloakroom. A useful storage room provides further practical space.

Outside, the property benefits from the considerable advantage of a generous corner plot, with enclosed gardens providing scope to create an attractive outdoor space for relaxing and entertaining. There is also off-road parking for two vehicles.

While the bungalow would benefit from some updating and modernisation, this is reflected in the opportunity it presents. With its detached status, generous plot, flexible accommodation and enviable location, there is considerable potential to create a wonderful home tailored to your own style and requirements.

Perhaps the property's most appealing feature is its location: tucked away within a peaceful cul-de-sac yet enjoying direct private access to Brean Down beach. The combination of coastal living, outdoor space and versatile accommodation makes this a particularly appealing proposition.

Properties offering this combination of space, plot, privacy and beach access are rarely available, and early viewing is strongly recommended to appreciate the accommodation and potential on offer.

Material Information:

Probate is in the process of being obtained but has not yet been granted.

Council Tax Band D

Freehold

Flood Risk Summary: <https://check-long-term-flood-risk.service.gov.uk/risk#> (very low)

EPC: On order







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01278 784884

E-mail: infoburnham@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

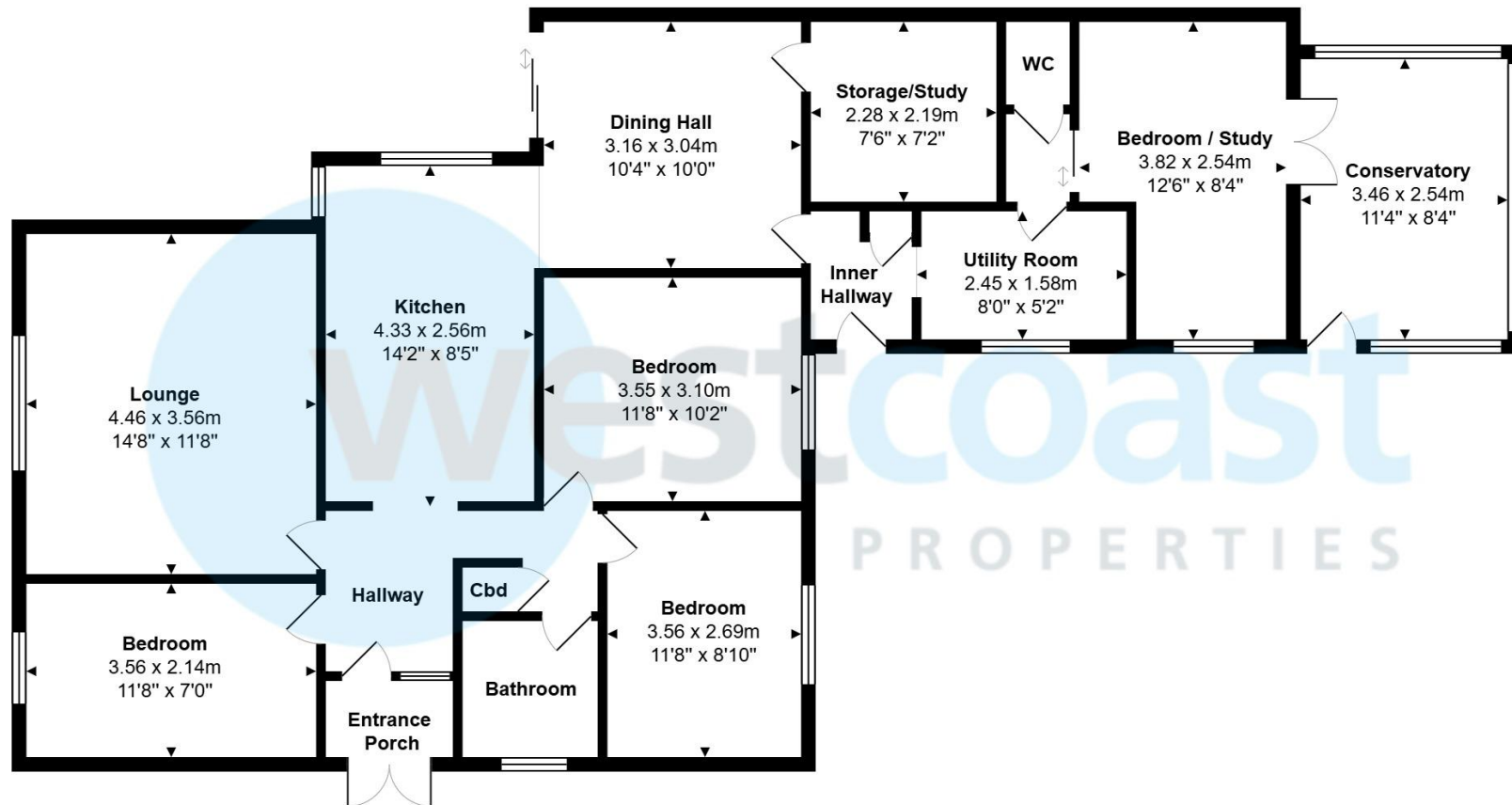
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does

not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





total area: 104.8 m² ... 1128 ft²

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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