



# The Clearwater Lodge

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3 bedroom

Year: 2019 | Size: 40ft x 20ft | 800ft<sup>2</sup>

 **BREAN**  
COUNTRY CLUB

# The Clearwater Lodge

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Classic styling, top quality furnishings and an open plan layout.

A beautifully furnished lounge, complete with coffee table and two sofas, provides direct access via sliding patio doors to your private decking area from which there are superb views out over Brean Country Club's fairways and the surrounding Mendip countryside.

Dining is an enjoyable experience in the spacious interior dining area, with free-standing table and chairs. The large modern kitchen is light and spacious and benefits from all the essential modern integrated appliances.

With superb panoramic views from every room, the spacious, light and airy design of the Clearwater Lodge offers the perfect space to relax, unwind and make memories with those important family members and friends.

## Key Features...

- Built to surpass British Building Regulation BS3632
- Double glazing and gas central heating
- Front opening patio doors
- Open plan living, dining and kitchen space
- LED digital SMART TV in lounge and 3 bedrooms
- Fully integrated kitchen appliances, including:
  - Washer/dryer
  - Dish washer
  - Microwave
  - Double oven
  - Under counter fridge
  - Separate under counter freezer
- Sofa bed in lounge
- Master bedroom with walk-in dressing room
- Kingsize Bed (with Ottoman storage)
- En-suite shower room off the master bedroom
- Bedrooms 2 & 3 each come with two single beds
- Upgraded superior mattresses in all bedrooms
- Family shower room
- Integrated Bluetooth sound system
- Low maintenance CanExel external cladding



### What's included...

- Fully furnished throughout
- Transportation, siting and connections
- Luxury oversized low maintenance glass panelled uPVC decking
- Allocated off road parking outside the Lodge
- Gas Safety certification
- Electricity Safety certification
- Internet connection and service
- Water connection
- Fire extinguisher
- Smoke & Carbon Monoxide Alarms
- Ramtech security alarm system

### Price from £147,000

A range of financing options available including: equity release, property part-exchange and Black Horse finance.



## Our Location...

Located just 10 minutes from Junction 22 off the M5 motorway with outstanding countryside views out over the fairways and Mendip Hills, and yet only footsteps away from the sandy beaches of Brean and Berrow.

Brean Country Club is a unique and tranquil gated community which offers the perfect idyllic location to escape, relax and unwind from the stresses and strains of everyday life.

Why not come and see for yourself. By visiting you'll have the opportunity to experience the lifestyle that Brean Country Club offers "first hand". Our dedicated Owners' Team will be on hand to answer any questions that you might have face to face, as well as offering you the opportunity to view a selection of available Lodges and plots.

Viewings are available by appointment 7 days a week. Contact the team today.



## Development Key Features

- Full 12 month holiday season
- Private gated development
- 24 hour security
- 18 Hole Golf Course
- NO stamp duty to pay
- NO legal fees to pay
- NO Council Tax to pay
- Bar and restaurant
- Complimentary internet
- Simple 'turnkey' holiday home ownership
- Pets welcome
- Access to Brean Splash swimming pools & gymnasium



DISCOVER MORE BY BOOKING YOUR VIEWING TODAY,  
CALL **01278 752 129** OR VISIT **WWW.BREANCOUNTRYCLUB.CO.UK**