



39 Julians Acres

Burnham-On-Sea, TA8 2LX

Price £375,000



PROPERTY DESCRIPTION

A three/four bedroom detached house enjoying a superb aspect over the Berrow golf links to the rear. The property offers well proportioned living accommodation that would benefit from some modernisation and improvement with central heating with a recently replaced boiler, upvc double glazed windows, garage, carport and off street parking for three/four vehicles. An early application to view is strongly recommended by the vendors selling agents.

Entrance hall* shower room* ground floor bedroom 4* kitchen* dining room* first floor lounge with superb aspect over the golf links* three further bedrooms* bathroom* gas central heating* upvc double glazed windows* garage* carport* gardens and off street parking.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door and side panel to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Shower Room

Comprising shower cubicle, low level w.c., pedestal wash hand basin, double glazed obscured window to the front. Extractor fan.

Kitchen

12'5" x 6'11" (3.80 x 2.13)

Fitted with a range of wall and floor units to incorporate integrated eye level oven, gas hob, single sink drainer unit, plumbing for automatic washing machine, space for fridge/freezer, archway through to the:

Dining Room

12'5" x 7'11" (3.80 x 2.43)

Patio doors to the rear garden.

Ground Floor Bedroom 4

12'3" x 11'0" (3.74 x 3.37)

Upvc double glazed window to the front.

First Floor Landing

Upvc double glazed obscured window to the side and access to roof space. Airing cupboard.

Lounge

17'6" x 10'8" (5.34 x 3.27)

Large picture window with superb aspect over the golf links to the rear.

Television point.

Bedroom 1

13'11" x 11'3" (4.26 x 3.44)

Upvc double glazed window to the front.

Bedroom 2

11'4" x 11'2" (3.47 x 3.42)

Built in mirror fronted wardrobes, upvc double glazed window to the front.

Bedroom 3

12'7" x 7'9" (3.84 x 2.38)

Upvc double glazed window to the rear with superb aspect over the

Borrow golf links.

Family Bathroom

7'4" x 6'6" (2.24 x 1.99)

Comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the side.

Outside

To the front of the property is an open plan garden laid principally to lawn with tree.

Driveway offers off street parking for three/four vehicles and leads to the:

PROPERTY DESCRIPTION

Carport

Leading to the:

Garage

18'10" x 9'0" (5.75 x 2.76)

With up and over door, light and power. Wall mounted boiler supplying domestic hot water and radiators. Upvc double glazed window to the side and upvc double glazed door to the rear garden.

To the left hand side of the property is a gate giving access to the side and rear garden.

To the side of the property is a good sized shed and pathway leading to the:

Rear Garden

Enclosed with patio area and steps leading up to the lawn area with bushes and shrubs.

The garden backs onto the bridle path which leads onto the golf links and the miles of sandy beach.

Description

This attractive detached house offers flexible living accommodation enjoying a superb aspect over the Berrow golf links to the rear.

The property briefly comprises good sized entrance hall with shower room,

kitchen/dining room and ground floor bedroom. To the first floor there is a large lounge with superb aspect over the Berrow golf links, three further bedrooms and a family bathroom. The property benefits from gas central heating with recently upgraded boiler, upvc double glazed windows, good sized garage and carport with off street parking for three/four vehicles.

The property would benefit from some upgrading and offers great potential for an individual to put their own mark on this ever sought after design of property.

Directions

Proceed along the Berrow Road into the village of Berrow passing the Co-op store and the village green on the left hand side. Take the next turning left into Church House Road. Proceed down Church House Road bearing second left into Monkstone Drive. Proceed to the end of Monkstone Drive to the junction with Julians Acres and the property will be found immediately in front of you.

Material Information

- Mains gas, electric and water at the property.
- 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/broadband-coverage

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

- Flood Risk. Please refer to the link below.

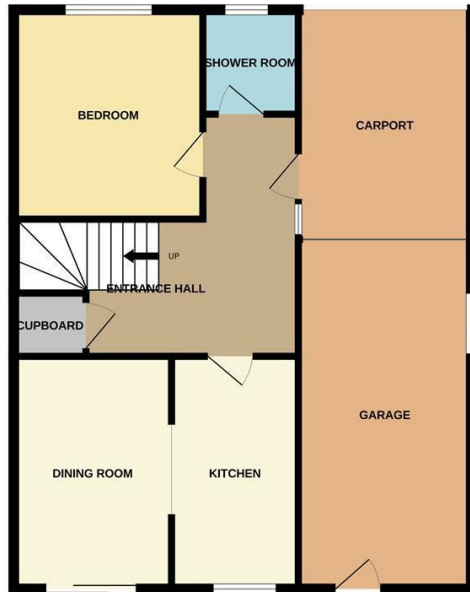
flood-map-for-planning.service.gov.uk/location







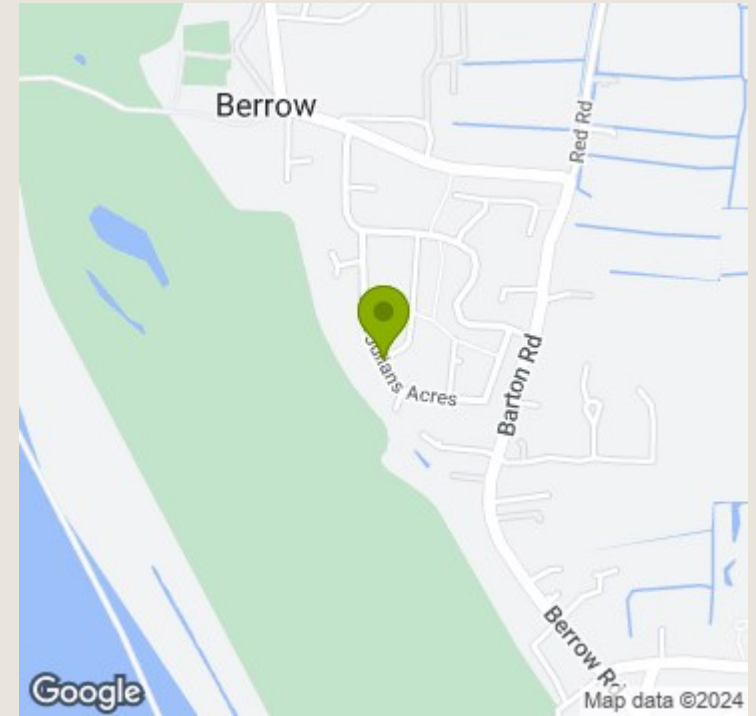
GROUND FLOOR



1ST 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

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IMPORTANT NOTICE

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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.
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