



34 Barton Road

Berrow, TA8 2LT

Price £409,950



PROPERTY DESCRIPTION

A greatly extended, upgraded and improved semi detached house situated in the highly sought after village of Berrow close to local amenities being set in a good size plot with large garage/workshop and off street parking for numerous vehicles. Must be seen to be fully appreciated.

Entrance porch* entrance hall* cloakroom/shower room* lounge/dining room* kitchen/breakfast/family room* utility room* conservatory* five first floor bedrooms with the master having an en suite cloakroom and balcony* family bathroom* second floor attic room* off street parking for numerous vehicles* good size garage/workshop* large mature garden to the rear* gas central heating* upvc double glazed windows.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(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 door with matching side panels to the:

Entrance Porch

Tiled floor, obscure glazed door with matching side panels opening to the:

Entrance Hall

20'9" x 5'6" maximum (6.33 x 1.69 maximum)

Stairs rising to the first floor with two understair storage cupboards. Feature Oak flooring.

Cloakroom/Shower Room

Close coupled w.c., pedestal wash hand basin, shower area with tiled walls and tiled floor.

Extractor fan.

Lounge Area

20'0" x 10'7" (6.10 x 3.25)

Upvc double glazed bay window to the front and further upvc double glazed window to the front. Feature Oak flooring, wide opening to the:

Dining Room Area

10'10" x 9'10" (3.32 x 3.01)

Feature Oak flooring and door to the:

Kitchen/Breakfast/Family Room

26'0" x 8'5" (7.93 x 2.59)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for dishwasher, two integrated ovens, gas and electric hob, extractor hood over, space for fridge/freezer, upvc double glazed door to the side and upvc double glazed window to the rear. Door to the:

Conservatory

11'3" x 6'9" (3.44 x 2.08)

Upvc double glazed construction with upvc double glazed patio door to the garden.

Utility Room

8'3" x 8'1" (2.52 x 2.47)

Range of wall and floor units, plumbing for automatic washing machine, space for tumble dryer, gas boiler supplying domestic hot water and radiators. Single sink drainer unit, door to the good size pantry.

First Floor Landing

Stairs rising to the second floor landing.

Master Bedroom

11'9" maximum x 8'7" (3.59 maximum x 2.63)

Wall length wardrobes, access to roof space, upvc double glazed door to the:

Balcony

12'6" x 8'11" (3.82 x 2.73)

With railing surrounds and enjoying an aspect over the rear garden.

En Suite Cloakroom

Comprising close coupled w.c., vanity wash hand basin with cupboards below. Upvc double glazed window to the rear.

Bedroom 2

10'11" x 9'10" (3.35 x 3.01)

Laminate flooring, upvc double glazed window to the front. Concertina door to bedroom 5/dressing room.

Bedroom 3

10'11" x 8'2" (3.34 x 2.49)

Upvc double glazed window to the front.

Bedroom 4

12'0" x 10'2" (3.66 x 3.12)

Upvc double glazed window to the rear.

PROPERTY DESCRIPTION

Bedroom 5/Dressing Room

7'11" x 6'3" (2.42 x 1.93)

Upvc double glazed window to the front.

Family Bathroom

8'5" x 5'9" plus shower recess (2.58 x 1.77 plus shower recess)

Panelled bath with twin taps, separate shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to the side.

Second Floor Attic Room

21'1" maximum x 12'9" (6.43 maximum x 3.89)

Part restricted headroom with two double glazed Velux windows to the front and double glazed Velux window to the rear. Storage cupboard.

En Suite Shower Room

Close coupled w.c., shower cubicle, pedestal wash hand basin and double glazed Velux window to the side.

Outside

To the front of the property is a boundary wall with opening to an area of off street parking for numerous vehicles which in turn leads to the:

Garage/Workshop

27'11" x 11'2" (8.52 x 3.42)

With up and over door, light and power. Upvc double glazed window to the rear and upvc double glazed obscured door to the rear garden.

Rear Garden

Attractive enclosed rear garden with two good size patio areas with mature borders with shrubs, bushes, trees etc. Within the garden is an attractive barbeque lodge/cabin. Garden shed, outside tap and outside light.

Description

This attractive upgraded and extended semi detached house offers highly flexible

accommodation set in a good size mature plot with attractive enclosed garden to the rear, off street parking for numerous vehicles to the front and a good size garage/workshop.

The property briefly comprises entrance porch, entrance hall, cloakroom/shower room, L shaped lounge/dining room with good size well appointed kitchen/breakfast/family room off with a conservatory to the rear and utility room. To the first floor there are five first floor bedrooms with the master having an en suite cloakroom and access to the balcony area enjoying an aspect over the rear garden and there is a family bathroom. To the second floor there is an attic room currently being used as a bedroom with en suite shower. The property benefits from having gas central heating, upvc double glazing and must be seen to be fully appreciated.

Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road into the village of Berrow passing the Co-op convenience store and post office on the left hand side. Pass the village green where the property will be found a little further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water. Water metered.
- Gas central heating
- No Flooding in the last 5 years
- 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









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.
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