



29 & 29A JULIANS ACRES

Berrow, TA8 2LX

Offers in Excess of £599,995



PROPERTY DESCRIPTION

An exceptionally rare opportunity to purchase a stunning house offering up to four bedrooms and enjoying a panoramic aspect over the Berrow Golf Links to the rear together with a self contained bungalow set in a good sized beautifully maintained plot that would appear suitable for those looking for a property suitable for multi generational occupation or home and income.

Main House: Entrance hall* ground floor bedroom* shower room* kitchen/dining room* sitting room* first floor through lounge/bedroom 4 with stunning views* two further bedrooms* family bathroom.

Bungalow: Entrance hall* kitchen* bedroom* lounge* conservatory* bathroom.

Outside: Ample parking* garage* rear gardens

Local Authority

Sedgemoor District Council. Council Tax Band: E.

EPC Ratings: 29 Julians Acres – D / 29A Julians Acres - D.

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

01278 793 700

BURNHAM@BERRYMANSPROPERTIES.NET



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Main House

Upvc double glazed door with matching side panel opens to:

Entrance Hall

With stairs rising to the first floor. Large understair storage cupboard, coved ceiling. Door to shower room.

Kitchen/Dining Room 15' 9" x 12' 6" (4.81m x 3.81m)

Fitted with an extensive range of wall and floor units to incorporate space for range style cooker with extractor hood over, one and a half bowl ceramic sink, central island with storage under, integral door to the garage. Wide opening to the:

Sitting Room 14' 8" x 13' 5" (4.48m x 4.10m)

Feature fire surround, access to roof space, upvc double glazed window to the rear, upvc double glazed door with matching side panel opening to the rear garden.

Ground Floor Bedroom 3 11' 1" x 10' 0" (3.38m x 3.06m)

Upvc double glazed window to the front. Door to:

Shower Room 5' 6" x 4' 11" (1.67m x 1.49m)

Corner tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Shaver point, upvc double glazed obscured window to the front.

First Floor Landing 18' 8" x 5' 6" (5.70m x 1.68m)

Upvc double glazed obscured window to the side. Airing cupboard, access to roof space. Coved ceiling.

First Floor Lounge/Bedroom 4 25' 11" x 12' 7" (7.89m x 3.84m)

Feature fireplace, two large upvc double glazed windows offering superb aspect over the golf links to the rear. This room offers great potential for the division into two rooms should it be required and offers great versatility as to its potential usage.

Bedroom 1 12' 3" x 11' 2" (3.74m x 3.40m)

Wall length wardrobes, upvc double glazed window to the front with aspect towards Brent Knoll.

Bedroom 2 11' 3" x 11' 3" (3.44m x 3.42m)

Range of built in wardrobes and upvc double glazed window to the front with aspect towards Brent Knoll.

Family Bathroom 7' 8" x 6' 10" (2.34m x 2.08m)

Fitted with an attractive suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle, close coupled w.c. pedestal wash hand basin, heated towel rail, upvc double glazed obscured window to the side.

Bungalow (29A)

Upvc double glazed door to the:

Entrance Hall

Built in storage cupboard.

Lounge 12' 4" x 10' 11" (3.76m x 3.33m)

Upvc double glazed sliding tilt and turn patio door opening to the:

Conservatory 10' 0" x 9' 9" (3.05m x 2.97m)

Upvc double glazed construction with recently replaced roof, tiled floor, upvc double glazed doors opening to the rear garden.

PROPERTY DESCRIPTION

Kitchen 9' 5" x 7' 7" (2.87m x 2.31m)

Fitted with a comprehensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas boiler supplying domestic hot water and radiators, space for fridge/freezer, plumbing for automatic washing machine, dishwasher, cooker point and upvc double glazed window to the front.

Bedroom 15' 1" x 12' 6" (4.60m x 3.81m)

Upvc double glazed window to front.

Bathroom 9' 1" x 5' 3" (2.77m x 1.60m)

Fitted with a modern suite comprising panelled bath with shower over and screen, vanity wash hand basin with cupboards below, close coupled w.c., upvc double glazed obscured window to rear.

Outside

To the front of the main house is an area of decorative stone offering off street parking. To the left hand side of the property is a driveway offering parking and leads to the:

Integral Garage 18' 8" x 8' 11" (5.69m x 2.72m)

With light and power. Gas boiler supplying domestic hot water and radiators. Up and over door to the front and personal access door to the rear garden.

There is currently an adjoining passageway gated between the house and bungalow with a part glazed door to the front and part glazed door to the rear garden.

To the front of the bungalow is a further area of decorative stone offering further parking.

Rear Garden

Beautifully landscaped rear garden laid to lawn with large patio area adjoining the rear of the two properties. The rear boundary fence has recently been replaced and enjoys a high degree of privacy and is a particular feature of this attractive home. Outside tap and outside light.

Description

The village of Berrow benefits from having a local co-op store, school, doctors surgery, pharmacy, community hall and village green and is a highly sought after village location to the north of the seaside town of Burnham-on-Sea. The property is within a short walk of the miles of sandy beach and backs onto the Berrow Golf Links enjoying a panoramic view from the first floor. The main house offers highly flexible accommodation and has been designed to maximise the superb aspect to the rear. The house has been extended, updated and improved over the years to offer well planned beautifully appointed living accommodation. To the side of the property is a high quality purpose built bungalow which briefly comprises entrance hall, good sized lounge with conservatory off, well appointed kitchen, large double bedroom and bathroom. Both properties benefit from gas central heating, upvc double glazing, off street parking for numerous vehicles and the main house has an integral garage and to the rear of the properties is a large beautifully maintained garden which enjoys a high degree of privacy and backs onto the Berrow Golf Links.









29A JULIANS ACRES

29 JULIANS ACRES GROUND FLOOR

29 JULIANS ACRES 1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

29 JULIANS ACRES
BURNHAM
BURNHAM-ON-SEA
TA8 2JG

Energy rating: **D**

Valid until: 3 August 2031
Certificate number: 0300-2134-7085-2609-7885

Energy Efficiency Rating		Current	Potential	Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs				Very energy efficient - lower running costs			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		88
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		68
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not energy efficient - higher running costs			

England, Scotland & Wales

Address: 29 Julians Acres

Address: 29A Julians Acres

https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/0300-2134-7085-2609-7885?print=true

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

01278 793 700

BURNHAM@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 affect 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 £150 Inc. VAT, Barringtons & Sons up to £120 Inc. VAT, Holly & Steer up to £100 Inc. VAT, Simply Conveyancing up to £240 Inc. VAT, HD Financial Ltd up to £240 Inc. VAT

