



7 Campolina Drive

Berrow, TA8 2FL

Price £610,000



# PROPERTY DESCRIPTION

A deceptively sized five bedroom detached house set in a large plot enjoying aspect over agricultural land with double garage, off street parking and offered in excellent order throughout. Must be seen to be fully appreciated.

Entrance hall\* cloakroom\* lounge\* open plan kitchen/dining room/family room\* conservatory\* utility room\* first floor landing\* five bedrooms\* master en suite shower room\* family bathroom\* double detached garage\* off street parking\* good sized enclosed plot\* excellent decorative order throughout. Must be seen.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		89	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Composite entrance door with double glazed obscured panels opening to the:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard with shelving, upvc double glazed window to the front.

### Cloakroom

Comprising close coupled w.c., pedestal wash hand basin, extractor fan and upvc double glazed obscured window to the front.

### Lounge

22'3" x 11'5" (6.80 x 3.48)

Upvc double glazed window to the front, upvc double glazed sliding patio door opening to the rear garden, feature media wall with recessed electric fire with space for television.

### Kitchen/Dining/Family Room

22'11" x 14'7" maximum (7.00 x 4.47 maximum)

Fitted with an attractive range of wall and floor units with Quartz worktops over, integrated one and a half bowl drainer sink unit with mixer tap, inset five burner gas hob with extractor hood over, built in double oven, integrated fridge and freezer, integrated dishwasher, central island with Quartz worktop breakfast bar, wine cooler, unit underlighters, door to the utility room. Located to the rear of the dining area is an opening through to the:

### Conservatory

10'11" x 10'9" (3.35 x 3.28)

Brick and upvc double glazed construction, upvc double glazed sliding patio doors to the rear garden.

### Utility Room

9'3" x 7'1" (2.82 x 2.16)

Fitted with a range of wall and floor units with Quartz worktops, integrated washer/dryer and cupboard housing the gas boiler supplying domestic hot water and radiators. Extractor fan, upvc double glazed window to the front and upvc double glazed door to outside.

## First Floor Landing

Access to roof space. Built in airing cupboard with shelving and heater.

### Master Bedroom

14'7" x 8'9" (4.45 x 2.67)

Built in triple mirror fronted wardrobes with hanging and shelving space. Upvc double glazed window to the front with aspect over agricultural land towards Brent Knoll.

### En Suite Shower Room

7'4" x 6'6" (2.24 x 2.00)

Comprising tiled shower cubicle with rain head and hand held shower, close coupled w.c., wall mounted wash hand basin, heated towel rail, radiator, shaver point, extractor fan and part tiled walls.

### Bedroom 2

12'1" x 9'2" (3.70 x 2.80)

Built in double mirror fronted wardrobes with hanging and shelving space, television point and upvc double glazed window to the rear.

### Bedroom 3

11'8" x 9'8" (3.56 x 2.97)

Built in double mirror fronted wardrobes with hanging and shelving space, upvc double glazed window to the front with aspect over agricultural land towards Brent Knoll.

### Bedroom 4

9'4" x 8'7" (2.87 x 2.62)

Upvc double glazed window to the rear, television point.

### Bedroom 5/Study

10'5" x 6'2" (3.18 x 1.90)

Upvc double glazed window to the front with aspect over agricultural land towards Brent Knoll. Television and telephone points.

# PROPERTY DESCRIPTION

## Family Bathroom

7'8" x 7'4" (2.34 x 2.24)

Fitted with a white suite comprising panelled bath with rain head and hand held shower attachment, close coupled w.c., wall mounted wash hand basin, part tiled walls, extractor fan, shaver point, heated towel rail.

## Outside

To the front of the property there is an area of garden laid to lawn with pathway to the front door.

Located to the rear of the property is the:

## Double Detached Garage

21'0" x 18'3" (6.41 x 5.58)

Two independent up and over doors, light and power. Eaves storage and electric car charging point. Upvc double glazed obscured door to the rear garden.

On the roof of the garage are six owned solar panels.

Gates either side of the property lead to the:

## Large Enclosed Rear Garden

With good sized patio, large lawn area and borders containing shrubs and bushes.

To the left hand side of the property is an area ideal for drying clothes and a similar sized area to the right hand side of the property currently being used as a vegetable garden area/store.

Outside tap and outside light.

## Description

This attractive detached property is set in a good sized plot has been immaculately maintained and briefly comprises entrance hall with cloakroom, lounge, beautifully appointed open plan kitchen/dining/family room with conservatory off and a utility to the ground floor. To the first floor there are five bedroom with the master having an en suite shower room and a family bathroom.

There are upvc double glazed window, gas central heating and enjoys a rural aspect over agricultural land towards Brent Knoll to the front. There is a double detached garage and off

street parking.

The property also benefits from owned solar panels.

The property is set in a sought after location being within a short walk of the local primary school, medical centre and convenience store. There is also a local footpath leading to the miles of sandy beach.

## Directions

From Burnham-on-Sea proceed in a northerly direction along the Berrow Road into the village of Berrow passing the Co-op convenience store, post office and village green on the left hand side and turn right into Rosetree Paddock. Proceed down Rosetree Paddock which in turn becomes Campolina Drive. Proceed to the end of the road and the property will be found in a prime plot on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water plus five owned solar panels
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

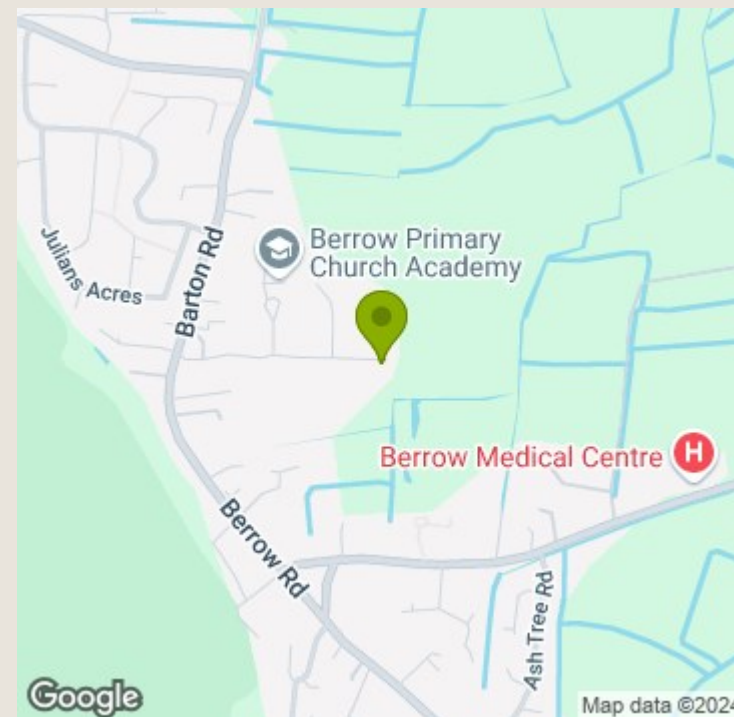
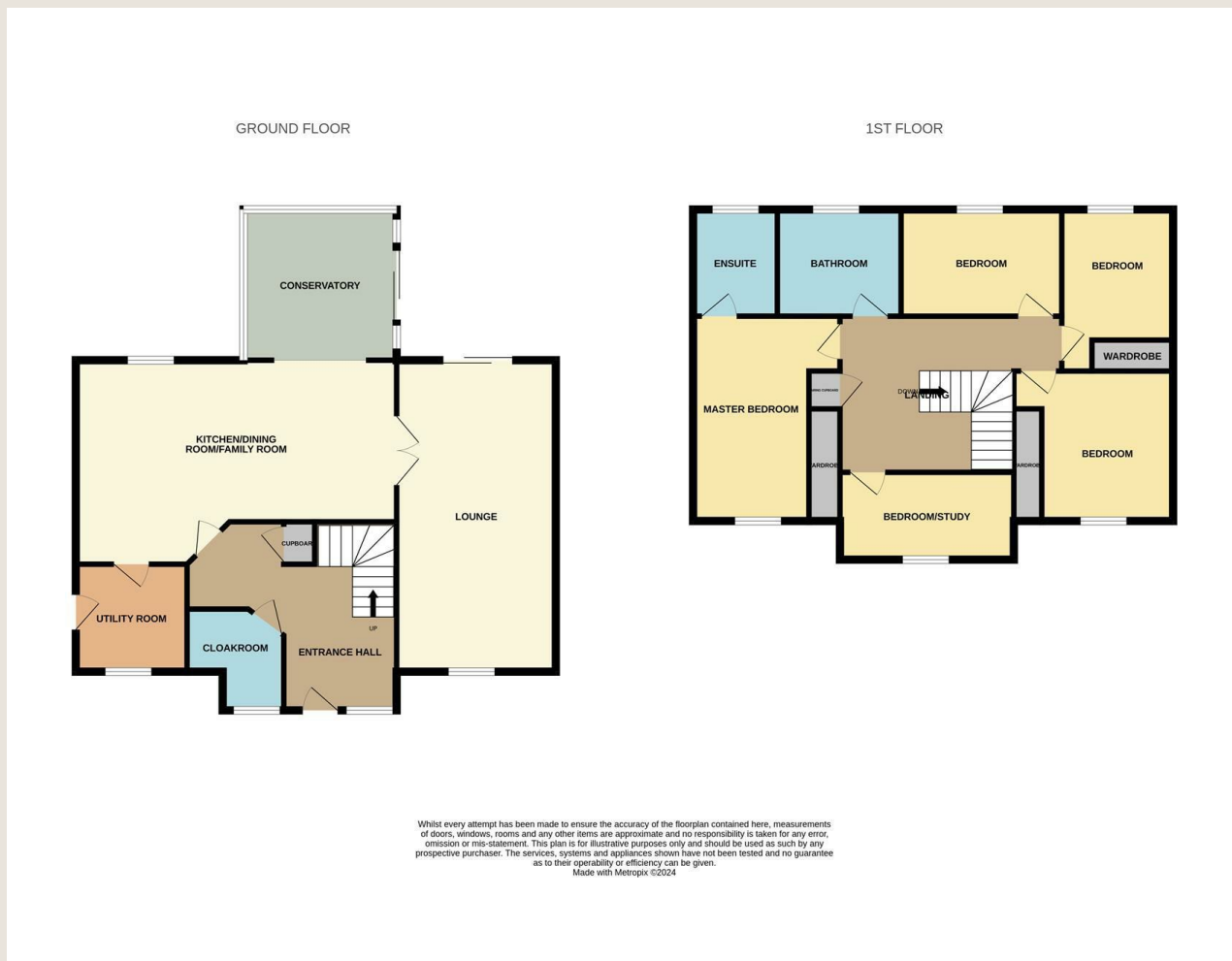
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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](mailto: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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