



1 Barton Road

Berrow, TA8 2LT

Price £244,500

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An extended three bedroom semi detached house situated in the sought after village of Berrow set in a good sized corner plot with garage and off street parking for two/three vehicles. Must be seen.

Entrance hall* lounge/dining room* kitchen* family room* large conservatory off* three first floor bedrooms* two with shower enclosures* bathroom* separate w.c.* gardens to the front, side and rear* garage* off street parking for two/three vehicles.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		41	
(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 panel to the:

Entrance Hall

Stairs rising to the first floor, understair storage cupboard.

Lounge/Diner

24'6" x 10'11" maximum (7.49 x 3.35 maximum)

Upvc double glazed bow window to the front, feature fireplace with gas fire and back boiler supplying domestic hot water and radiators. Recessed shelving, television point, telephone point, wall light points and window to the rear.

Kitchen

9'3" x 8'7" (2.82 x 2.62)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated electric oven, hob and extractor fan, plumbing for automatic washing machine and dishwasher, space for under counter fridge and freezer. Opening to the:

Family Room

15'8" x 9'3" (4.80 x 2.84)

With rear wooden internal window, upvc double glazed window to the side, upvc double glazed French doors opening to the conservatory, feature fire surround, two wall light points.

Conservatory

15'7" x 11'1" (4.75 x 3.40)

Of upvc double glazed construction with upvc double glazed sliding doors opening to the rear garden. Ceiling fan.

First Floor Landing

Airing cupboard and access to the insulated roof space with ladder.

Bedroom 1

12'0" x 10'0" (3.68 x 3.07)

Upvc double glazed window to the front. Built in bedroom furniture, recessed shower cubicle, vanity wash hand basin with storage under, television point.

Bedroom 2

11'6" x 10'0" (3.51 x 3.05)

Upvc double glazed window to the rear, recessed shower cubicle, vanity wash hand basin with storage below. Television point.

Bedroom 3

9'1" x 7'1" (2.77 x 2.18)

Upvc double glazed window to the front, range of built in bedroom furniture.

Bathroom

Comprising panelled bath with mixer tap and shower attachment, separate shower over, pedestal wash hand basin, upvc double glazed obscured window to the rear.

Separate WC

Close coupled w.c., upvc double glazed window to the rear.

Outside

To the front of the property low fencing gives access to pathway leading to the front door. The garden is laid principally to lawn with mature borders containing shrubs and bushes.

PROPERTY DESCRIPTION

Access to the side garden area with pond, seating area and access gate leading through to the:

Rear Garden

Laid for ease of maintenance with paved patio areas, flower and shrub borders. The rear garden is enclosed offering a good degree of privacy with shed and summerhouse.

Garage/Workshop

16'2" x 8'0" (4.95 x 2.44)

Accessed from the rear of the property via Julians Acres with an area of off street parking.

Up and over door, light and power. Connecting door to the workshop.

Description

The property is situated in a convenient location to the north of Burnham-on-Sea in the popular village of Berrow being within close proximity of the miles of sandy beach, village hall, convenience store, post office, primary school etc.

This attractive semi detached house has been in the same occupation for approximately 50 years and has been extended over the years to offer well proportioned living accommodation.

The property briefly comprises entrance hall, lounge/diner, kitchen with sitting room extension and conservatory to the ground floor. To the first floor the two master bedrooms have en suite shower cubicles. The property benefits from having upvc double glazed external windows, gas central heating, garage and off

street parking. The property is set in a corner plot and an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed in a northerly direction along Berrow Road for approximately two miles into the village of Berrow passing the village green and Co-op convenience store on the left hand side. The property will be found a little further along on the left.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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

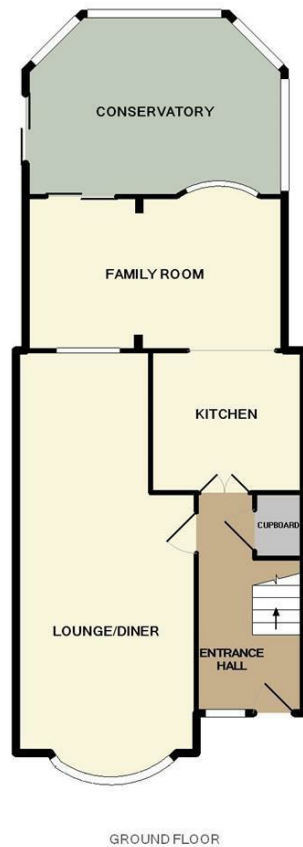
Flood Information:

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









GROUND FLOOR



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

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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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

