



Churston Cottage 2 Brambles Road

Burnham-On-Sea, TA8 2PY

Price £525,000



# PROPERTY DESCRIPTION

An exceptional three/four bedroom detached bungalow situated in a highly sought after location to the north of Burnham-on-Sea offered in exceptional order throughout retaining great character and charm with large garage/workshop, gated off street parking and attractive corner gardens.

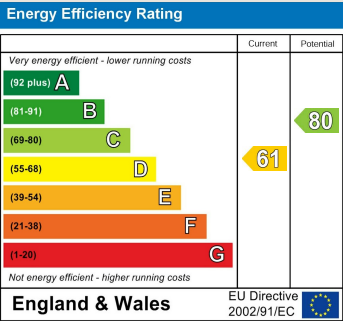
Entrance porch\* entrance hall, Lounge\* dining room/sitting room\* kitchen/breakfast room\* utility\* porch\* three bedrooms\* bathroom\* shower room\* gardens\* garage/workshop\* gated off street parking\* superb order throughout.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Feature accoya front door with glazed panel over to the:

### Entrance Porch

With feature tessellated floor, upvc double glazed obscured door with matching side panels opening to the:

### Imposing Entrance Hall

Access to loft space via ladder with storage shelving, boiler cupboard, cloaks cupboard with recently installed gas boiler supplying domestic hot water and radiators. Shelving and upvc double glazed window to the side.

### Lounge

17'0" x 15'5" (5.19 x 4.72)

Square bay window with window seat, cornice ceiling, picture rail, feature stripped wooden flooring, feature fireplace with open hearth. (This room could act as an additional bedroom, should it be required).

### Dining/Sitting Room

16'11" x 13'4" (5.17 x 4.08)

Bay window, feature recessed wood burner with mantel over, cornice ceiling, picture rail, stripped wooden flooring and two upvc double glazed French doors opening to outside.

### Kitchen/Breakfast Room

12'8 x 11'6 (3.86m x 3.51m)

Fitted with an extensive range of Howdens kitchen units with wood block worktops over, integrated five burner gas hob with extractor fan over, double oven, unit underlighters, dishwasher, integrated fridge and freezer, recessed ceramic sink and upvc double glazed window to the side. Island with storage and breakfast bar. Pantry with shelving and upvc double glazed window to the side. Opening through to the:

## Utility Room

5'0" x 4'3" (1.54 x 1.31)

Wood block worktop with plumbing for automatic washing machine, space for tumble dryer, wall and floor unit and upvc double glazed window to the side.

### Rear Porch

12'6" x 2'7" (3.82 x 0.79)

Accessed from the kitchen with a Belfast sink unit and wood block worktop, two upvc double glazed windows to the side and stable style door to courtyard style garden.

### Bedroom 1

14'0" maximum x 11'6" (4.28 maximum x 3.53)

Built in wardrobes, picture rail, upvc double glazed window to the side.

### Bedroom 2

10'5" x 9'6" (3.20 x 2.90)

Picture rail and upvc double glazed window to the side.

### Bedroom 3

10'6" x 8'1" (3.21 x 2.47)

Picture rail and upvc double glazed window to the side.

### Bathroom

8'3" x 7'8" (2.53 x 2.34)

Comprising panelled bath with side mixer taps and shower attachment, wall mounted wash hand basin and close coupled w.c. Good size corner shower cubicle, tiled walls and floor and upvc double glazed obscured window to the side.

### Shower Room

Shower cubicle, close coupled w.c. and pedestal wash hand basin. Tiled walls and floor. Heated towel rail, extractor fan, recessed spotlights and upvc double glazed obscured window to the side.

# PROPERTY DESCRIPTION

## Outside

The property is set in an enclosed corner plot with gate giving access to attractive tiled footpath leading to the front door.

To the right hand side of the path is a gateway opening to a good size enclosed area of lawned garden and to the left hand side there is a further gate opening to an attractive enclosed garden area with block pavier patio area and lawn with summerhouse.

## Garage/Workshop

21'5" x 8'9" (6.54 x 2.68)

Double wooden gates give access to a secure area of off street parking which in turn leads to the detached garage/workshop with electric roller door, light and power. Eaves storage and upvc double glazed door to outside.

The gardens are a particular feature of this stunning property making a full inspection essential.

## Description

We understand this highly attractive detached bungalow was built in the 1920's and has been substantially upgraded and improved over the years to offer well planned, beautifully appointed living accommodation retaining a great deal of character and charm.

The property briefly comprises entrance porch with feature tessellated flooring, imposing entrance hall, good size lounge, large living room with open hearth, dining room/sitting room with wood burner, well appointed kitchen/breakfast room, utility room and side porch with three bedrooms and well appointed bathroom and separate shower room.

The property is set in an enclosed corner plot, has a gated driveway with secure off street parking which in turn leads to the good size garage/workshop.

The property is offered in superb order throughout and is a rare opportunity to purchase a well maintained detached property.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along the Berrow Road turning right into Stoddens Road. Proceed down Stoddens Road taking the first left into Brambles Road and the property will be found immediately 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 or not.
- 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)

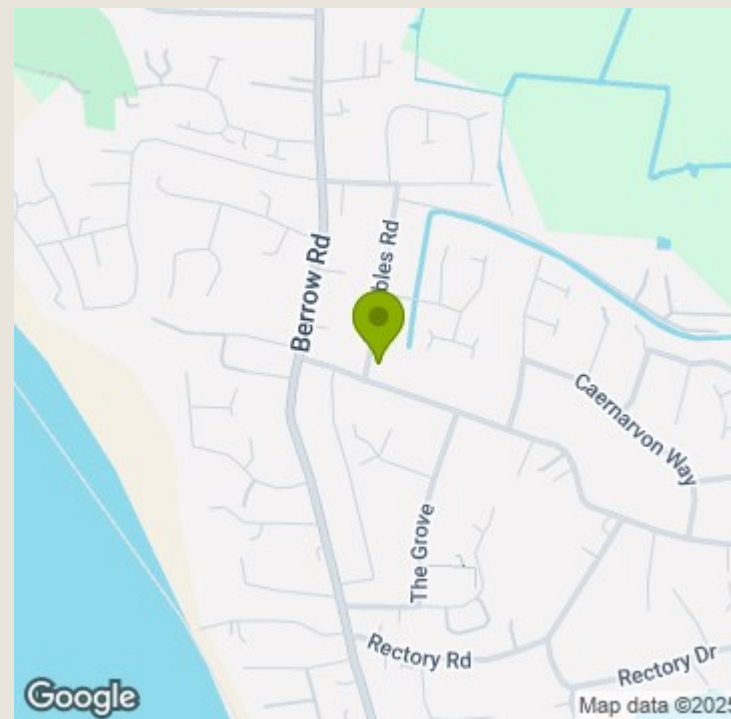
Flood Information:

[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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
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