



125 Berrow Road

Burnham-On-Sea, TA8 2PH

Offers Over £250,000



PROPERTY DESCRIPTION

An opportunity to purchase a four bedroom, three reception room semi detached house with double garage situated in a highly sought after residential location to the north of Burnham-on-Sea in need of some modernisation and improvement.

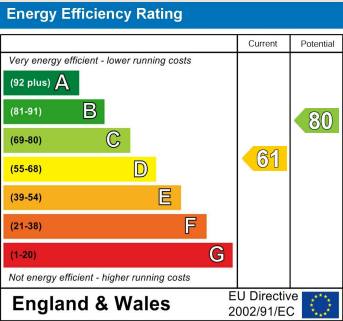
Entrance porch* imposing entrance hall* lounge* dining room* sitting room* kitchen* utility room with cloakroom off* good size landing* four bedrooms* shower room and separate w.c.* upvc double glazed windows* gas central heating with modern combination boiler* large double garage/workshop.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Porch

6'6" x 3'11" (1.99 x 1.20)

Upvc double glazed construction with tiled floor. Further upvc double glazed door to the:

Entrance Hall

18'4" x 6'6" (5.61 x 2.00)

Stairs rising to the first floor. Understair storage cupboard with upvc double glazed obscured window to the side.

Lounge

16'3" x 15'10" maximum (4.96 x 4.85 maximum)

Upvc double glazed bay window to the front. Cornice ceiling and picture rail. Feature fire surround.

Dining Room

14'2" x 11'7" (4.32 x 3.54)

Feature fire surround and upvc double glazed French doors with matching side panels to the rear garden.

Breakfast Room

11'8" x 11'2" (3.58 x 3.41)

Upvc double glazed obscured window to the side. Further upvc double glazed angled window to the side. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Sliding door to the:

Kitchen

11'3" x 8'6" (3.43 x 2.61)

Fitted with a range of wall and floor units, single sink drainer unit, upvc double glazed windows to either side. Door to the:

Utility Room

11'3" x 9'3" maximum (3.43 x 2.82 maximum)

Single sink drainer unit, storage unit, plumbing for washing machine, space for tumble dryer and upvc double glazed door to outside. Door to the:

Cloakroom

Low level w.c., upvc double glazed obscured window to the rear.

First Floor Landing

Upvc double glazed window to the side and access to roof space.

Bedroom 1

16'6" maximum x 13'3" (5.05 maximum x 4.06)

Upvc double glazed window to the front. Cornice ceiling, picture rail and feature fire surround.

Bedroom 2

14'1" x 11'6" (4.30 x 3.52)

Vanity wash hand basin, upvc double glazed window to the rear.

Bedroom 3

12'3" x 11'2" (3.74 x 3.42)

Vanity wash hand basin and upvc double glazed window to the rear.

Bedroom 4

10'0" maximum x 9'6" (3.07 maximum x 2.92)

Upvc double glazed window to the front.

Shower Room

Tiled cubicle, wash hand basin, storage cupboard and upvc double glazed window to the side.

Separate w.c.

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

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary fence with gate opening to the enclosed area of front garden laid to lawn with gateway to the side garden area and path to the front door.

To the rear of the property is an enclosed garden laid to lawn with shed and enjoying a sunny aspect.

Accessed from Golf Links Road if the:

Garage/Workshop

27'7" x 16'2" (8.41 x 4.94)

Electric up and over door, light and power. Personal door to the rear garden.

Description

The property is situated in a sought after location to the north of Burnham-on-sea set in a corner plot and briefly comprises entrance porch, imposing entrance hall, lounge, dining room, sitting room, kitchen, utility room with cloakroom off. To the first floor there is a good size landing, four bedrooms, shower room and separate w.c.

The property benefits from having upvc double glazed windows, gas central heating with modern combination boiler and large double garage/workshop.

The property is in need of some modernisation and improvement but offers a great opportunity for an individual to put their own mark on this ever sought after style of family home.

Directions

From Burnham-on-Sea town centre proceed in a northerly direction along the Berrow Road passing the inland lighthouse on the left hand side and the property will be found

a little further along on the left hand side on the corner of the junction with Golf Links Road.

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

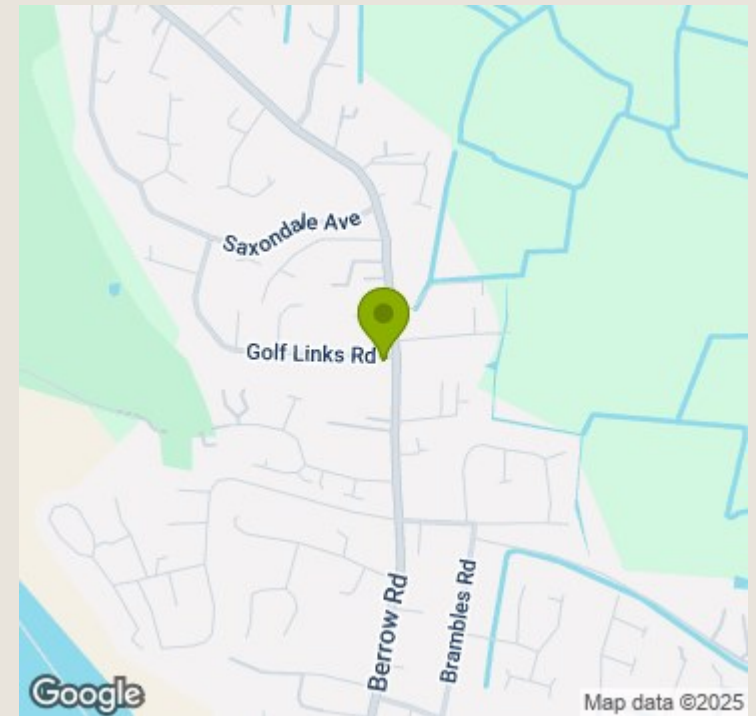
Flood Information:

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









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.
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

