



Harmony Cottage, 233 Berrow Road

Burnham-On-Sea, TA8 2JQ

Price £230,000



PROPERTY DESCRIPTION

An attractive cottage style terraced house situated in the highly sought after village of Berrow with deceptively sized accommodation that must be seen to be fully appreciated.

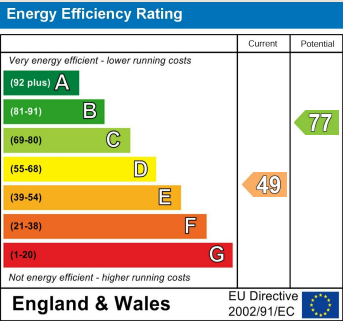
Entrance hall* cloakroom* lounge with conservatory off* kitchen/diner with utility room off* first floor landing* two bedrooms* bathroom* attractive enclosed sunny aspect garden to the rear* gas central heating.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and beamed ceiling.

Cloakroom

Close coupled w.c., corner wash hand basin, beamed ceiling and wooden obscure glazed window to the front.

Lounge

15'2" x 13'5" maximum (4.63 x 4.10 maximum)

Wall light points, fire surround, parquet flooring, two doors with matching side panels to the:

Conservatory

11'6" x 7'10" (3.51 x 2.39)

Part block and part wooden glazed construction with tiled floor and French doors opening to the rear garden. Glazed door to the side.

Kitchen/Diner

15'7" x 10'5" (4.77 x 3.18)

Fitted with a range of units to incorporate one and a half bowl drainer sink unit, gas cooker point, gas boiler supplying domestic hot water and radiators, plumbing for automatic washing machine and space for fridge/freezer. Door to the:

Utility Room

5'8" x 4'11" (1.75 x 1.52)

Space for fridge and freezer, tiled floor and stable style door to the rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

15'8" x 13'7" (4.80 x 4.15)

Dual aspect double glazed windows to the front and rear.

Bedroom 2

8'0" x 6'11" (2.45 x 2.11)

Double glazed window to the front.

Bathroom

9'1" maximum x 5'1" (2.79 maximum x 1.56)

Comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin, storage cupboard, extractor fan, double glazed window to the rear.

Outside

Rear Garden

Immediately to the rear of the property is an enclosed area laid to decorative stone with gate opening to the main area of garden with lawn, pond, borders containing numerous shrubs and bushes. Garden shed.

PROPERTY DESCRIPTION

Outside tap and outside light.

Description

This attractive cottage style property offers well proportioned accommodation with gas central heating and attractive sunny aspect garden to the rear.

The property briefly comprises entrance hall, cloakroom, lounge with conservatory off, goof size kitchen/diner with utility room off and to the first floor there are two bedrooms and a bathroom.

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. Proceed passing Berrow Triangle and the co-op convenience store. Proceed a little further along where the property will be found adjacent to the village post office.

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

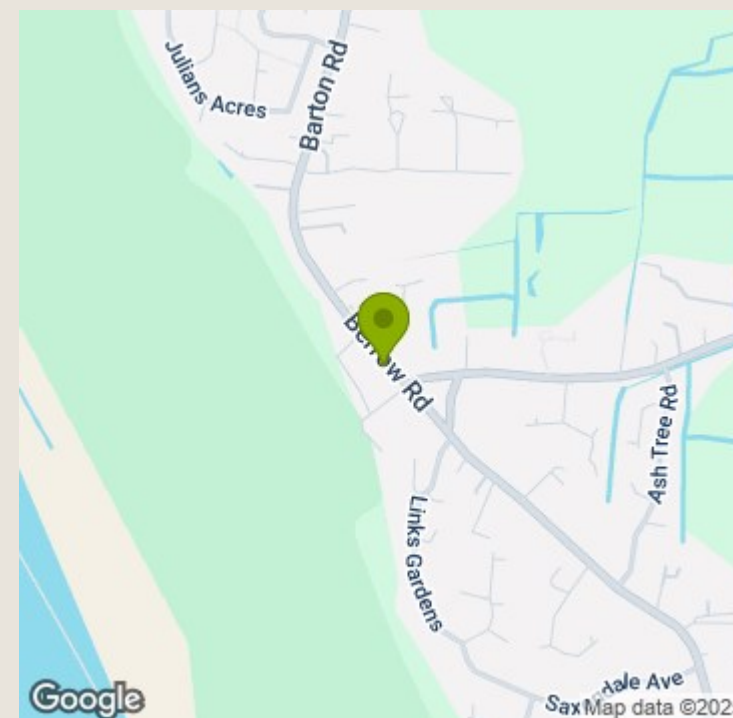
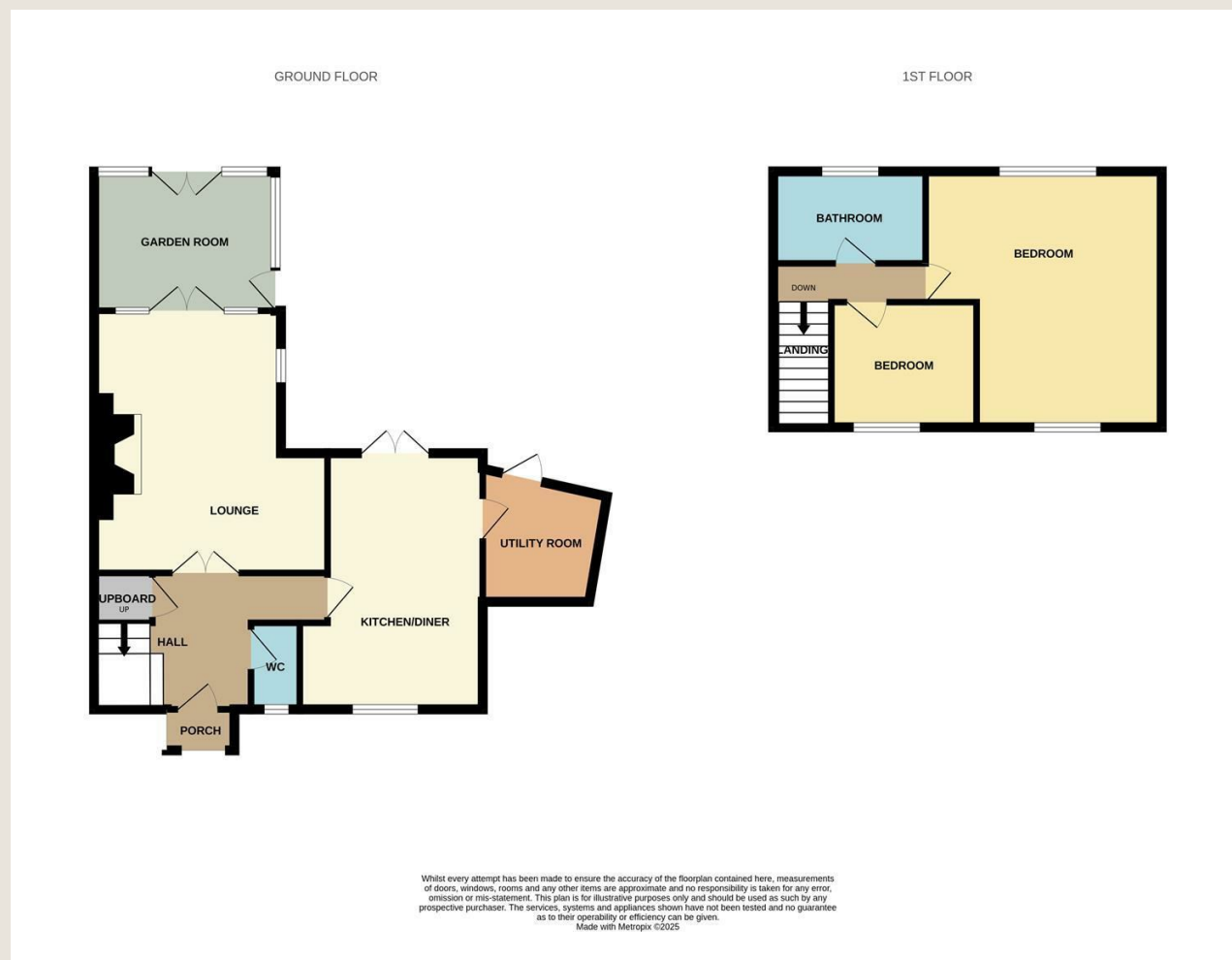
Flood Information:

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. Berryman's 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

