



2 Coombes Way

Biddisham, BS26 2RL

Offers Over £350,000



PROPERTY DESCRIPTION

An extended three bedroom detached bungalow situated in a sought after village location offering well proportioned accommodation that must be seen to be fully appreciated.

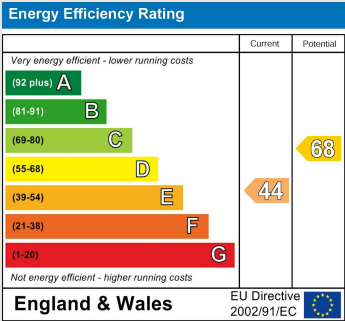
Entrance hall* good size lounge* kitchen/diner* three bedrooms* master en suite shower room* family bathroom* garage* off street parking for three to four vehicles* enclosed low maintenance garden to the rear with large summerhouse/workshop* upvc double glazing* electric warm air heating.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panels to the:

Entrance Hall

Cloaks cupboard and access to the part bordered roof space.

Lounge

20'0" maximum x 13'8" maximum (6.10 maximum x 4.19 maximum)

L shaped with upvc double glazed window to the front, feature fire surround, sliding door to the:

Kitchen/Diner

18'8" maximum x 19'3" maximum (5.69 maximum x 5.87 maximum)

L shaped and fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated double oven, five ring hob, extractor hood over, integrated dishwasher, plumbing for automatic washing machine, upvc double glazed window to the rear and sliding patio doors to the rear garden.

Bedroom 1

15'8" x 10'0" (4.80 x 3.05)

Fitted with a range of bedroom furniture, storage cupboard and sliding patio door opening to the rear garden.

En Suite

7'8" x 5'3" (2.34 x 1.62)

Walk-in cubicle with remote controlled shower, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Extractor fan.

Bedroom 2

14'2" x 10'9" (4.32 x 3.28)

Fitted wardrobes and upvc double glazed window to the front.

Bedroom 3

9'10" x 7'3" (3.00 x 2.21)

Upvc double glazed window to the front.

Bathroom

9'3" x 7'6" maximum (2.84 x 2.29 maximum)

Comprising panelled bath with side taps, walk-in shower cubicle with remote controlled shower, vanity wash hand basin with cupboards below and low level w.c. with concealed cistern. Extractor fan.

Outside

To the front of the property is a boundary wall with a garden area with bushes and shrubs.

Driveway offering off street parking for three/four vehicles and leads to the:

Garage

Electric roller door.

Side gate gives access to the:

Rear Garden

Laid for ease of maintenance with bushes and shrubs.

PROPERTY DESCRIPTION

Within the garden is a large summerhouse and adjoining workshop.

Summerhouse

11'1" x 9'2" (3.40 x 2.80)

Light and power.

Offering the potential to create a home office etc should it be required.

Adjoining Workshop

11'1" x 4'7" (3.39 x 1.41)

Light and power.

Directions

From Burnham-on-Sea proceed to the roundabout at the junction with the A38 and the M5 taking a left turn onto the A38 heading towards Bristol. Proceed to the village of Rooksbridge passing through Tarnock and into the village of Biddisham. Turn left into Biddisham Lane and proceed down Biddisham Lane where Coombes Way will be found on the right hand side Upon entering the cul-de-sac the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered or not. Must state.
- Electric Warm Air Heating
- Sewerage septic tank

- 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:

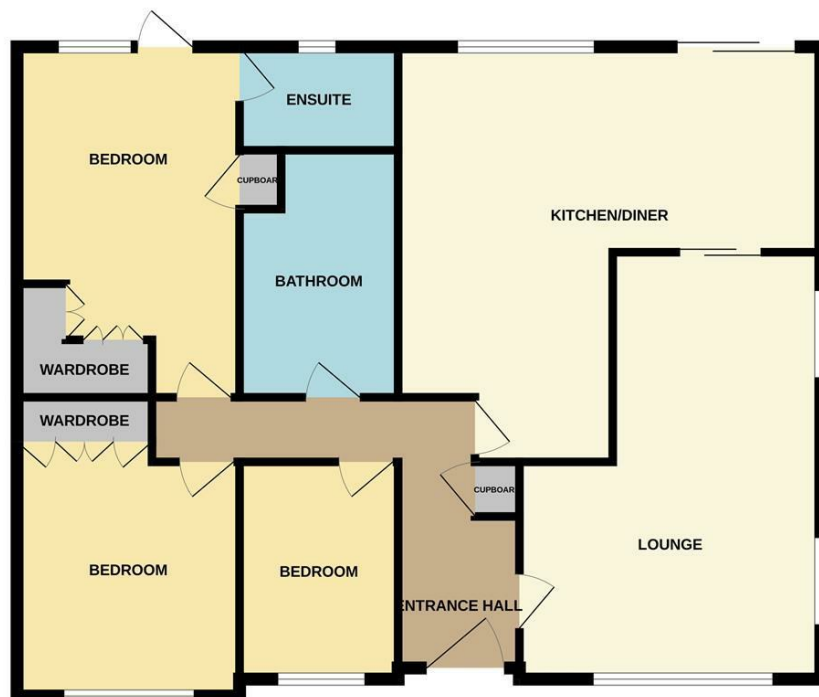
flood-map-for-planning.service.gov.uk/location







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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

