



Laburnum Cottage, 89 Berrow Road

Burnham-On-Sea, TA8 2PF

Price £375,000



PROPERTY DESCRIPTION

We are delighted to offer an attractive, deceptively sized, three bedroom detached cottage situated in a sought after location to the north of Burnham-on-Sea within a five/ten minute walk of the miles of sandy beach and close to local amenities.

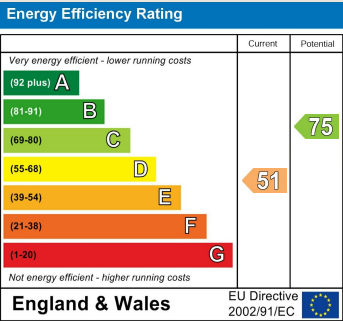
Entrance porch* entrance hall* cloakroom* lounge* dining room* kitchen* breakfast room* porch/conservatory* three bedrooms, shower room* gas central heating* upvc double glazed windows* off street parking for two/three vehicles* sunny aspect enclosed gardens to the rear with substantial workshop/potential home office.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



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Accommodation (Measurements are approximate)

Upvc double glazed entrance door to the:

Entrance Porch

Tiled floor and upvc double glazed window to the side. Electric wall heater and further door to the:

Entrance Hall

Stairs rising to the first floor with display recess.

Cloakroom

Comprising low level w.c., wash hand basin, upvc double glazed obscured window to the rear.

Lounge

15'3" x 12'4" (4.66 x 3.76)

Feature wooden fire surround with cast iron insert and Living Flame gas fire, dual aspect upvc double glazed windows to the front and side. Polished wood flooring and wide opening to the:

Dining Room

12'5" x 12'5" (3.80 x 3.79)

Inset spotlights and upvc double glazed bay window to the side.

Kitchen

15'3" x 7'2" (4.65 x 2.20)

Fitted with an attractive range of wall and floor units with underlighters incorporating one and a half bowl drainer sink unit with mixer tap, range style cooker, plumbing for automatic washing machine and dishwasher, upvc double glazed window overlooking the rear garden. Opening to the:

Breakfast Room

10'0" x 7'4" (3.07 x 2.24)

Double glazed door to the rear garden.

Conservatory/Porch

11'6" x 3'8" (3.52 x 1.14)

Accessed from the rear of the hall.

Part block and part upvc double glazed construction with double glazed door opening to the rear garden.

First Floor Landing

Airing cupboard with radiator, access to the roof space and upvc double glazed window.

Bedroom 1

13'4" maximum x 14'11" maximum (4.08 maximum x 4.55 maximum)

Dual aspect upvc double glazed windows to the front and side. Two double and one single built in wardrobes.

Bedroom 2

16'1" x 13'0" (4.92 x 3.98)

Two upvc double glazed windows to the side.

Bedroom 3

15'4" x 7'0" (4.68 x 2.15)

Dual aspect upvc double glazed windows to the side and rear.

Shower Room

10'4" x 7'7" (3.15 x 2.33)

Fitted with an attractive suite comprising large shower cubicle with rain head and hand held shower attachments, close coupled w.c., vanity unit with inset sink and cupboards below. Heated towel rail and shaver point. Upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary wall that opens to give access to a block

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pavier driveway offering off street parking for two/three vehicles.

Side gate gives access to the side and rear gardens.

Side and Rear Gardens

Laid for ease of maintenance.

The gardens enjoy a sunny aspect offering a good degree of privacy and good size patio area.

Substantial Workshop/Potential Home Office

12'7" x 10'9" (3.84 x 3.28)

Two upvc double glazed French doors, light and power.

We understand from the vendor that the building has been insulated.

Directions

From Burnham-on-Sea proceed out of the town in a northerly direction along Manor Road which in turn becomes the Berrow Road. Proceed along Berrow Road and the property will be found on the left hand side just past the turning for Stoddens Road.

Description

This attractive detached cottage sides onto Berrow Road and offers deceptively sized accommodation that briefly comprises entrance porch, good size entrance hall with cloakroom, good size lounge opening to well proportioned dining room, well appointed kitchen with breakfast room off located to the rear of the entrance hall is a conservatory/porch.

To the first floor there is a landing, three good size bedrooms and a large bathroom.

The property benefits from upvc double glazing, gas central heating and offers a low

maintenance garden to the rear. There is a substantially built insulated workshop which could ideally make a home office/potential annexe room subject to any necessary consents.

The property benefits from off street parking to the front of the property for two/three vehicles.

The property is located in a convenient location within a short walk of the miles of sandy beach and is close to the co-op supermarket, Berrow medical centre and local schools.

An early application to view is strongly recommended by the vendors selling agents.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage
- 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:

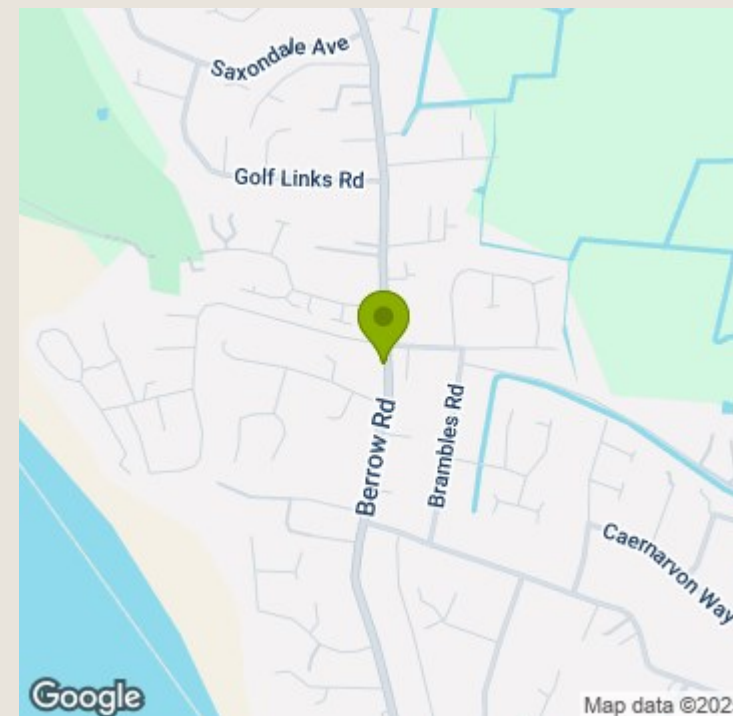
flood-map-for-planning.service.gov.uk/location

To The Beach









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

