



191 Berrow Road
Burnham-On-Sea, TA8 2JF
Price £359,950



PROPERTY DESCRIPTION

A deceptively sized extended, upgraded and improved four bedroom, two/three reception room semi detached house set over three storey's situated in a highly sought after residential location to the north of Burnham-on-Sea.

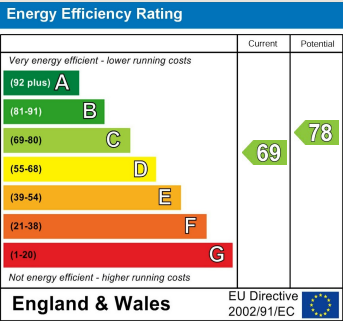
Entrance porch* imposing entrance hall* cloakroom* lounge* dining room/sitting room with conservatory off* large kitchen* three first floor bedrooms* bathroom* second floor fourth bedroom* off street parking* good sized enclosed sunny aspect garden* gas central heating* mostly double glazed windows.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Part glazed door gives access to the:

Entrance Porch

Tiled floor, two feature stained glass doors opening to the:

Imposing Entrance Hall

Feature exposed flooring, cornice ceiling, stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., wash hand basin, wooden obscured window to the side. Understair storage area.

Lounge

13'8" maximum x 11'11" (4.19 maximum x 3.65)

Upvc double glazed bay window to the front, chimney recessed wood burner with hearth, exposed timber flooring, television point, wall lights points, cornice ceiling and ceiling rose.

Dining Room

21'1" x 10'7" (6.45 x 3.25)

Feature fire surround, exposed timber flooring, coved ceiling, wide opening to the:

Conservatory

12'11" x 9'7" (3.96 x 2.94)

Upvc double glazed construction with upvc double glazed sliding door to the rear garden. Wall light points, ceiling light/fan.

Kitchen

20'3" x 7'3" (6.19 x 2.21)

Fitted with an attractive range of wall and floor units with one and a half bowl drainer sink unit with wood block worktops, space for range style cooker with extractor hood over, plumbing for automatic washing machine and dishwasher, space for tumble dryer, space for fridge and freezer.

First Floor Landing

Half landing with feature leaded light window to the side.

Linen cupboard and store, stairs rising to the second floor.

Bedroom 1

13'8" maximum x 10'5" (4.19 maximum x 3.19)

Upvc double glazed bay window to the front. Range of built in wardrobes with shelving and hanging space.

Bedroom 2

10'7" x 11'1" (3.25 x 3.38)

Upvc double glazed bay window to the rear.

Bedroom 3

11'5" x 8'3" (3.48 x 2.54)

Upvc double glazed window to the front.

Family Bathroom

10'0" x 7'3" (3.05 x 2.23)

Comprising corner bath with shower attachment, close coupled w.c., vanity unit with cupboards below, corner shower cubicle, tiled walls, upvc double glazed window to the rear.

PROPERTY DESCRIPTION

Second Floor

Bedroom 4

14'11" x 14'6" (4.57 x 4.44)

Part restricted headroom with double glazed Velux windows to the rear.

Outside

To the front of the property is an area of tarmac and decorative stone offering off street parking for numerous vehicles.

To the left hand side of the property is a pedestrian access to the rear of the property with a side gate.

Rear Garden

Enclosed and enjoys a sunny aspect with good sized patio area, lawn area, borders containing shrubs and bushes. Garden sheds.

Description

This attractive semi detached house is situated in a sought after location to the north of Burnham-on-Sea being within close proximity of the beach and approximately one and a half miles from the town centre.

The property has been extended, upgraded and improved to offer well planned, highly flexible living accommodation set over three storeys and briefly comprises entrance porch, imposing entrance hall, cloakroom, lounge, dining room/sitting room with conservatory off, large kitchen, three first floor bedrooms and bathroom and to the second floor is the fourth bedroom.

There is off street parking to the front of the property, good sized enclosed

sunny aspect garden to the rear, gas central heating and mostly double glazed windows.

Must be seen to be fully appreciated.

Directions

Proceed north out of Burnham-on-Sea along the Berrow Road passing the indoor swimming pool on the left hand side. Proceed passing the inland lighthouse and the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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

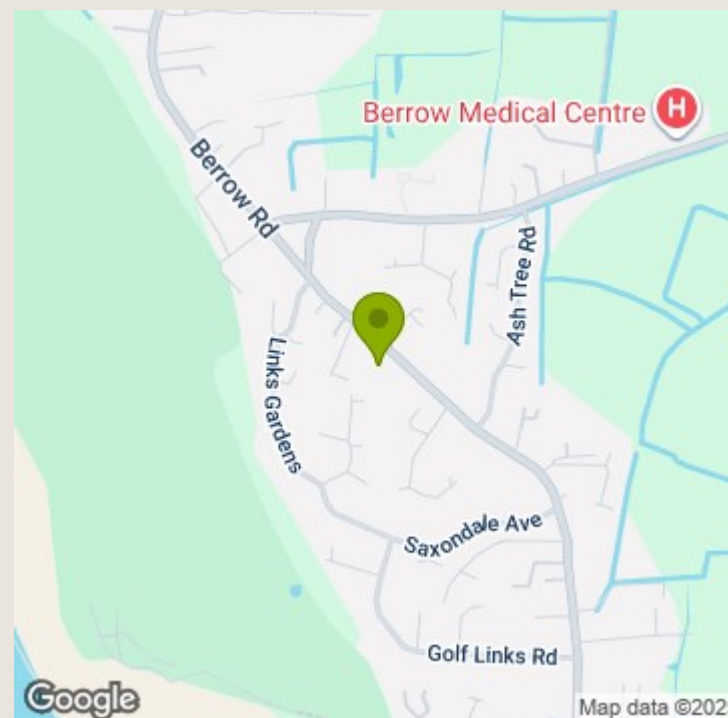
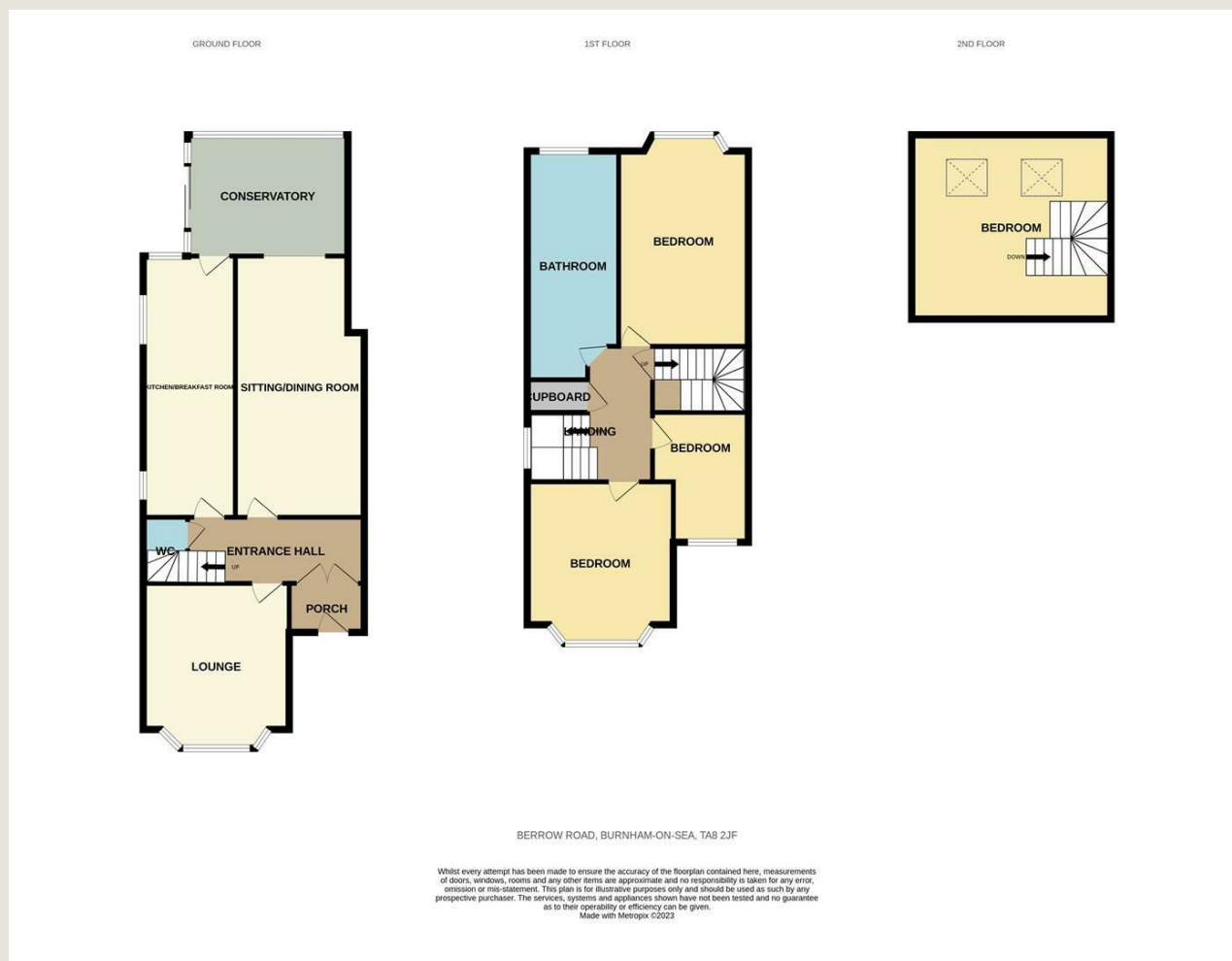
Flood Information:

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









TO 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:
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