



9 Penmoor Place

Berrow, TA8 2NB

Price £245,000



PROPERTY DESCRIPTION

An attractive three bedroom semi detached house situated in a sought after cul-de-sac location within the ever popular village of Berrow.

Entrance hall* lounge* kitchen/dining room with conservatory off* first floor landing* three bedrooms* bathroom* off street parking* workshop with shower room* gas central heating* upvc double glazed windows* enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel to the:

Entrance Hall

With stairs rising to the first floor.

Lounge

14'4" maximum x 9'10" (4.38 maximum x 3.01)

Picture window with sliding door to the front decking area.

Kitchen/Breakfast Room

Kitchen Area

9'2" x 8'8" (2.80 x 2.66)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for fridge/freezer, space for range style cooker, upvc double glazed window to the rear, plumbing for automatic washing machine, archway through to the:

Breakfast Area

8'8" x 7'10" (2.65 x 2.41)

Understair storage cupboard and integral door to the workshop. Sliding doors to the:

Conservatory

16'10" x 7'2" (5.14 x 2.19)

Upvc double glazed construction with upvc double glazed French doors opening to the rear garden.

First Floor Landing

Double glazed window to the side and access to roof space.

Bedroom 1

12'8" x 11'7" (3.88 x 3.55)

Upvc double glazed window to the front.

Bedroom 2

10'5" maximum x 9'3" (3.19 maximum x 2.84)

Cupboard housing the gas boiler supplying domestic hot water and radiators. Double glazed window to the rear.

Bedroom 3

9'7" x 5'8" (2.94 x 1.75)

Double glazed window to the front.

Bathroom

7'11" x 5'1" (2.43 x 1.55)

Comprising corner bath with shower over, close coupled w.c., pedestal wash hand basin, two double glazed windows to the rear.

Outside

To the front of the property is an area of off street parking for two vehicles. Further area of enclosed garden with decking area.

Accessed from the driveway is a double glazed door giving access to the:

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Workshop (Former Garage)

17'9" x 11'0" maximum (5.43 x 3.37 maximum)

Double glazed window to the rear.

Shower Room

Comprising shower area, wash hand basin and close coupled w.c.

Rear Garden

Enclosed garden area with lawn, rear pedestrian access gate.

Description

This attractive semi detached house is situated in a sought after cul-de-sac location and briefly comprises a good size entrance hall, lounge, kitchen/dining room with good size conservatory off. To the first floor there are three bedrooms and a bathroom.

The former garage has been converted into a workshop area with shower room.

There is an enclosed garden to the rear, gas central heating, double glazed windows and the property is in need of some upgrading works but offers a great opportunity for an individual to put their mark on this ever popular design of property.

Directions

From the centre of Burnham-on-Sea proceed north along the Berrow Road into the village of Berrow. Pass the co-op convenience store and the

post office on the left hand side and take the next left after the village green into Church House Road. Proceed along Church House Road taking a right into Penmoor Road. Proceed down Penmoor Road bearing to the right into Penmoor Place. Proceed down Penmoor Place and the property will be found towards the end of the cul-de-sac on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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

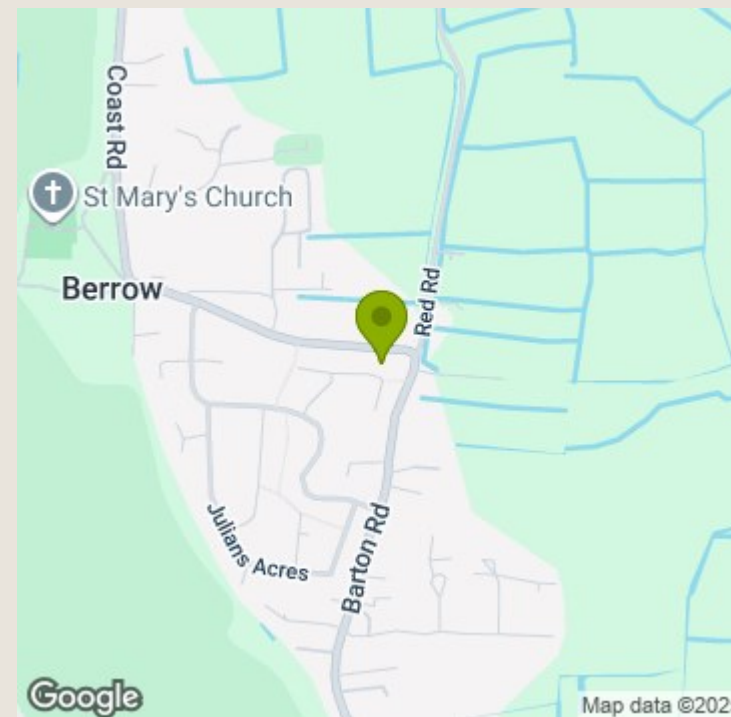








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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sales@berrymansproperties.net

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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.
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