



4 Campolina Drive

Berrow, TA8 2FL

Price £425,000





# PROPERTY DESCRIPTION

A beautifully presented, stylish, executive, detached, family home situated on a small development in the popular village of Berrow backing onto open land to the rear, used for pony grazing.

Entrance hall\* Ground floor cloakroom\* Extensively fitted kitchen/diner with a range of integrated appliances and quartz worktops\* Spacious lounge., spanning the width of the property with patio doors to the rear garden\* Four generous first floor bedrooms (master with an en suite shower room)\* Family bathroom\* Gas fired central heating with combination boiler\* Double glazing\* Owned solar panels\* Larger than average, integral garage\* Electric car charging point\* Driveway parking to the front\* Good size, enclosed, lawned garden to the rear backing onto a paddock used for pony grazing\* Energy efficiency rating 'B'\* Must be viewed internally\*

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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)

Entrance storm canopy with double glazed entrance door with two ornate glazed panels to the:

### Entrance Hall

Stairs rising to the first floor. Understair recess, radiator.

### Cloakroom

5'7" x 3'0" (1.71 x 0.93)

White suite comprising pedestal wash hand basin, low level w.c. and radiator. Extractor fan.

### Lounge

18'0" x 12'11" (5.49 x 3.94)

Two radiators, double glazed window, double glazed sliding patio doors to the rear garden.

Television point and double doors to the:

### Kitchen/Dining Room

15'8" x 11'1" (4.79 x 3.39)

Extensively fitted with a range of gloss fronted base cupboards and drawers and matching wall mounted cupboards, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, contrasting Quartz worktops over. Five ring fitted gas hob with stainless steel splashback and extractor hood over. Built in eye level double oven. Hard flooring, wall mounted combination gas fired boiler concealed in cupboard, double glazed window overlooking the front, radiator and space for dining table and chairs.

### First Floor Landing

Radiator, access to roof space which we understand from the vendor is partially boarded. Built in airing cupboard with slatted shelving and heater.

### Bedroom 1

16'0" maximum x 12'11" (4.89 maximum x 3.95)

Double glazed window overlooking the rear garden and enjoying views across the field behind.

Built in double wardrobe with mirror fronted sliding doors. Radiator and door to the:

## En Suite Shower Room

6'1" x 6'0" (1.86 x 1.83)

Corner shower cubicle with sliding glazed door, wall mounted shower and contrasting tiling.

Low level w.c., wash hand basin, hard flooring and ladder style heated towel rail. Shaver point and obscure double glazed window.

### Bedroom 2

14'4" x 9'7" (4.38 x 2.93)

Radiator, two double glazed windows to the front, built in deep storage cupboard over the stair well and built in deep wardrobe with two hanging rails.

### Bedroom 3

10'5" x 9'6" (3.19 x 2.92)

Radiator, double glazed window overlooking the rear garden and enjoying views across fields to the rear. Further access to loft space. Fitted double wardrobe with mirror fronted sliding doors.

### Bedroom 4 (L Shaped)

9'6" maximum x 8'9" maximum (2.91 maximum x 2.67 maximum)

Radiator, double glazed window overlooking the front.

### Family Bathroom

7'4" x 5'11" (2.24 x 1.81)

White suite comprising panelled bath with wall mounted shower over and glazed screen. Low level w.c. wash hand basin with tiled splashbacks, ladder style heated towel rail. hard flooring and obscure double glazed window. Extractor fan and shaver point.

### Outside

To the front of the property there is an area of lawn and driveway to the side provides ample parking and leads to the garage. Barked border for planting.

### Garage

22'1" x 9'9" (6.74 x 2.99)

With metal up and over door, electric car charging point, power, light, water tap and fitted worktop with space under for tumble dryer if required. Obscure double glazed door to the rear garden.

# PROPERTY DESCRIPTION

## Rear Garden

The rear garden is of a generous size laid to lawn with large area of patio.

Side path gives access to the front via a wooden gate. and to the other side of the property is an area of enclosed storage.

The garden enjoys a high degree of privacy and is enclosed by fencing.

## Description

This immaculately maintained, detached, family home is situated in a small development of some 26 houses within the popular village of Berrow.

Berrow offers a range of amenities including post office, Co-op store, church, primary school, village hall and medical centre. There is a children's play area within the development and walks to the beach can be enjoyed across the Burnham and Berrow Championship Golf Course. For the commuter, the M5 motorway interchange (junction 22) at Edithmead is just over three miles away.

The property was built in 2022 and has been maintained to a high standard throughout. A welcoming entrance hall gives access to the contemporary kitchen/diner with built in fridge freezer, washer/dryer, dishwasher, double oven, five ring gas hob and extractor hood. The spacious lounge is light and airy and features sliding patio doors to the rear garden.

To the first floor, there are four, generous bedrooms, the master of which has built in wardrobe storage as well as an en suite shower room. A family bathroom with white suite completes the first floor accommodation.

Externally, a driveway to the front offers parking and gives access to the large, integral garage with electric car charging point. The rear garden is of a good size, mainly lawned and enclosed. The accommodation is enhanced by gas fired central heating, double glazing and owned solar panels.

An early inspection to view is thoroughly recommended.

## Directions

From the Esso Garage at the top of love lane, proceed in a northerly direction onto Berrow

Road passing the inland lighthouse. Proceed along Berrow Road passing Berrow Garage and Co-op store on the left and the playground a little further along. Turn right into Rose Tree Paddock which continues into Campolina Drive where number 4 can be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water. Owned Solar Panels
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## Agents Note

£39.89 per month management charge payable to Belmont Management Services Ltd and Berrow Gardens Management Ltd











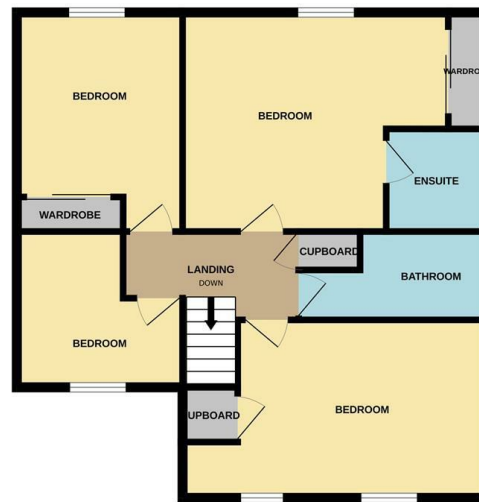




GROUND FLOOR



1ST FLOOR



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

**01278 793700**

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### 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.
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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

