



24 Monkstone Drive

Berrow, TA8 2NW

Price £385,000



# PROPERTY DESCRIPTION

A rare opportunity to purchase a four bedroom detached house set in a large corner plot with "potential" in need of general modernisation and improvement.

The property is in a sought after location being within close proximity of the miles of sandy beach stretching from Burnham-on-Sea to Breaun down as well as local amenities being close at hand including the co-op convenience store, post office and Berrow medical centre.

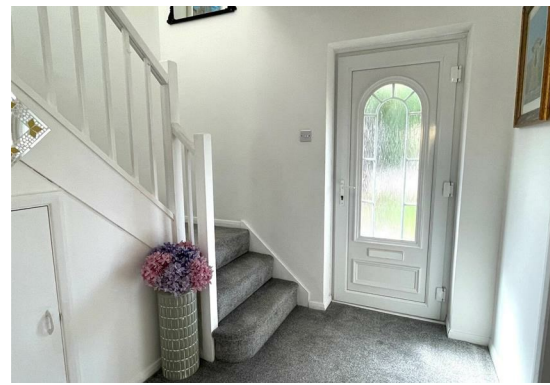
Entrance hall\* cloakroom\* lounge\* dining room\* kitchen\* first floor landing\* four bedrooms\* family bathroom\* double glazed windows\* gas central heating\* garage\* off street parking\* large corner plot.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

### Cloakroom

Low level w.c. wash hand basin, double glazed obscured window to the side.

### Lounge

16'7" x 10'7" (5.08 x 3.23)

Double glazed bow window to the front. Feature fireplace.

### Dining Room

12'7" x 9'1" (3.84 x 2.77)

Double glazed patio door opening to the garden.

### Kitchen

12'4" x 9'0" (3.78 x 2.76)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated oven and hob, plumbing for automatic washing machine, window to the side and double glazed doors leading outside.

### First Floor Landing

Airing cupboard, loft access and double glazed window to the side.

### Bedroom 1

13'5" x 9'0" (4.11 x 2.76)

Double built in wardrobe and double glazed window to the front.

### Bedroom 2

10'5" x 9'0" plus recess (3.18 x 2.76 plus recess)

Double glazed window to the side.

### Bedroom 3

9'1" x 8'4" (2.78 x 2.55)

Double glazed window to the front.

### Bedroom 4

8'11" x 7'8" (2.73 x 2.35)

Double glazed window to the side.

### Bathroom

7'9" x 5'0" (2.38 x 1.54)

Comprising panelled bath with shower over, close coupled w.c. pedestal wash hand basin and double glazed obscured window to the side.

### Outside

The property is set in a large corner plot part enclosed by trees and walling.

To the side of the property is a driveway offering off street parking and leading to the:

### Garage

17'10" x 8'5" (5.44 x 2.59)

Up and over door. Personal door to the rear garden.

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The side and front gardens are enclosed by trees and the garden area is laid principally to lawn with a pathway leading to the front door.

The main area of garden sits to the left hand side of the property which is enclosed and laid to lawn with summerhouse. This area of garden offers great potential for the erection of a dwelling or extension to the house should it be required and subject to any necessary planning consents.

## Description

This attractive detached house is set in a large corner plot offering the potential for further extension of the property or a potential building plot subject to planning and any necessary consents.

The property is in need of general modernisation and improvement and briefly comprises entrance hall with cloakroom, lounge, dining room and kitchen to the ground floor with a first floor landing, four bedrooms and bathroom.

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

## Directions

Proceed along the Berrow Road in a northerly direction into the village of Berrow. Bear left into Parsonage Road which in turn becomes Pinnocks Croft taking the next left into Church House Road. Take the next right into Julians Acres turning left into Monkstone Drive where the property will be found 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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:  
 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

