



10 Little Pen

Berrow, TA8 2NE

Price £269,950

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An extended three bedroom semi detached bungalow situated in a highly sought after cul-de-sac location in the village of Berrow with the benefit of having owned solar panels offering highly flexible living accommodation that must be seen to be fully appreciated.

Entrance hall* good size lounge* kitchen* three bedrooms* bathroom* conservatory/utility* gas central heating* upvc double glazed windows* garage* off street parking for three to four vehicles* owned solar panels and sunny aspect garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(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 door with matching side panel to the:

Entrance Hall

Loft access and cupboard housing the electric consumer unit.

Lounge

16'6" x 10'9" maximum (5.05 x 3.28 maximum)

Patio doors to the:

Conservatory/Utility Room

19'4" x 5'11" maximum (5.91 x 1.82 maximum)

Upvc double glazed window to the side and upvc double glazed patio doors opening to the rear garden. Two roof lights and plumbing for automatic washing machine. Door to bedroom 3/dining room and tiled floor.

Kitchen

10'4" x 8'5" (3.16 x 2.58)

Fitted with a range of wall and floor units to incorporate integrated oven and hob with extractor fan, space for fridge, gas boiler supplying domestic hot water and radiators. Pantry and upvc double glazed window to the rear. Upvc double glazed door to the conservatory/utility.

Bedroom 1

10'9" x 10'6" (3.28 x 3.21)

Upvc double glazed window to the front. Two built in wardrobes.

Bedroom 2

8'5" x 6'11" (2.59 x 2.11)

Upvc double glazed window to the front.

Bedroom 3/ Dining Room

11'1" x 8'8" (3.38 x 2.66)

Accessed from the conservatory/utility. Upvc double glazed windows to the side and rear. Upvc double glazed door to outside.

Bathroom

7'2" x 5'4" (2.19 x 1.64)

Comprising panelled bath with mixer tap and shower attachment with separate shower over and screen. Close coupled w.c., pedestal wash hand basin and high level upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary fence with a garden area laid for ease of maintenance.

To the left hand side of the property is a driveway offering parking for three to four vehicles which leads to the:

Garage

19'0" x 8'2" (5.81 x 2.51)

With up and over door, light and power. Upvc double glazed door to the rear garden.

PROPERTY DESCRIPTION

Rear Garden

Enclosed area of garden with decking area, lawn.

The garden enjoys a sunny aspect.

Description

This attractive semi detached bungalow has been extended to offer well planned, highly flexible accommodation that briefly comprises entrance hall, good size lounge, kitchen with conservatory/utility off.

The property has three bedrooms, bathroom, gas central heating and upvc double glazed windows and owned solar panels which we understand from the vendor generates up to £2,500.00 per annum.

There is a garage, off street parking for three to four vehicles and must be seen to be fully appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road into the village of Berrow. Pass the Co-op convenience store and post office on the left hand side and the village green. Proceed along bearing left into Parsonage Road taking a left into Church House Road. Proceed down Church House Road taking the first left into Little Pen where the property will 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:

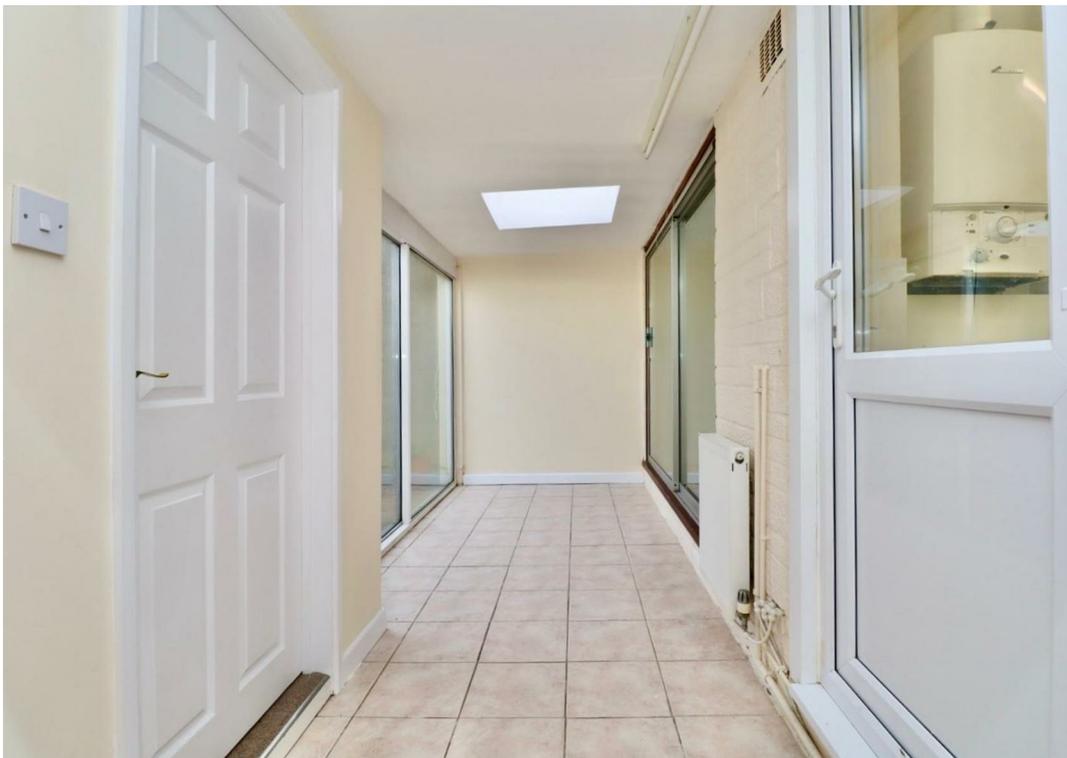
checker.ofcom.org.uk/en-gb/mobile-coverage

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:
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

