



5 Church House Road

Berrow, TA8 2NG

Price £259,500



# PROPERTY DESCRIPTION

An extended two bedroom semi detached bungalow set in an enclosed corner plot in a highly sought after location within the ever popular village of Berrow.

Entrance hall\* lounge\* dining room extension\* kitchen\* two double bedrooms\* shower room\* gas central heating\* upvc double glazed windows\* enclosed corner gardens\* garage\* off street parking\* must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel to the:

### Entrance Hall

Storage cupboard and access to the boarded roof space.

### Lounge

16'6" x 10'7" (5.03 x 3.25)

Feature fire surround with gas fire, television point, wide opening to the:

### Dining Room

11'3" x 9'11" (3.43 x 3.03)

Upvc double glazed window to the rear and upvc double glazed window to the side. Upvc double glazed sliding patio doors opening to the rear garden.

### Kitchen

10'4" x 8'5" (3.15 x 2.57)

Fitted with a range of wall and floor units to incorporate stainless steel sink unit, gas cooker point, extractor fan, pantry, space for fridge, plumbing for automatic washing machine, upvc double glazed window to the rear.

### Bedroom 1

10'7" x 10'7" (3.25 x 3.23)

Two built in wardrobes and upvc double glazed window to the front.

### Bedroom 2

8'7" x 6'11" (2.62 x 2.11)

Upvc double glazed window to the front.

### Shower Room

7'1" x 5'4" (2.16 x 1.63)

Comprising large shower enclosure, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, tiled walls and upvc double glazed obscured window to the side.

### Outside

The property is set in an enclosed corner plot with gate giving access to a pathway leading to the front door.

To the front of the property is an enclosed garden area laid to lawn with mature bushes, shrubs etc.

To the side and rear of the property is an enclosed garden area with patio and lawn.

The gardens enjoy a good degree of privacy and are a particular feature of the property.

Outside tap and outside light.

Located to the rear of the property is a:

### Garage

18'11" x 8'2" (5.79 x 2.49)

With up and over door, light and power.

# PROPERTY DESCRIPTION

Personal access door to the rear garden.

## Description

The property is situated in the ever popular village of Berrow approximately two miles north of Burnham-on-Sea.

Pleasant walks can be had across the nearby footpaths over the golf links and the miles of sandy beach.

Village amenities include the village hall with church, post office and the co-op convenience store, medical centre and social club.

This attractive semi detached bungalow comprises well proportioned living accommodation of entrance hall, good size lounge with dining room extension, kitchen, two double bedrooms and shower room. The property benefits from gas central heating, upvc double glazed windows, garage, off street parking and the potential to create caravan space should it be required.

The property is set in an enclosed corner plot 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 the Berrow Road into the village of Berrow. Pass the Co-op convenience store and the post office on

the left hand side and the village green. Proceed along bearing left into Parsonage Road. Proceed along Parsonage Road turning left into Church House Road. Proceed down Church House Road where the property will be found on the left hand side on the corner of Little Pen.

## 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)

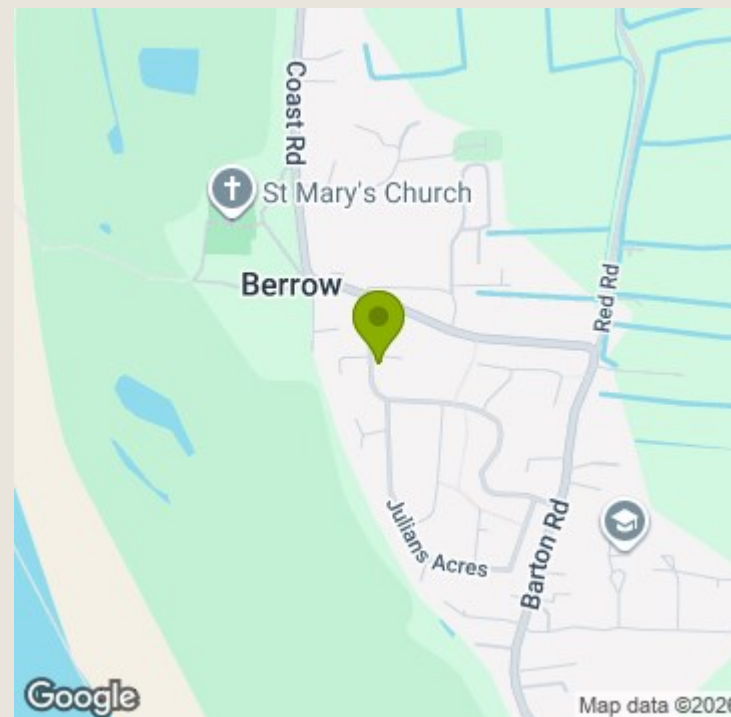
Flood Information:

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









TO 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

