

3 Pinnocks Croft

Berrow, TA8 2NF

Price £350,000

BERRYMAN'S

PROPERTY DESCRIPTION

A deceptively sized three bedroom detached bungalow set back from the road in a good size plot with upvc double glazing, gas central heating, good size garage/workshop and off street parking for numerous vehicles.

Entrance hall* good size lounge/diner* kitchen* three bedrooms* shower room* separate w.c.* upvc double glazed windows* good size garage/workshop* gated off street parking for numerous vehicles.

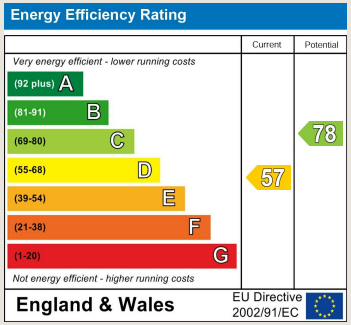
The property is set in a good size plot and enjoys a good size garden to both the front and rear.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed sliding door with matching side panel to the:

Entrance Porch

Obscure glazed door and side panel to the:

Entrance Hall

Cloaks cupboard, cupboard housing the domestic hot water and radiators. Loft access.

Lounge

22'0" x 10'5" (6.71 x 3.20)

Feature fire surround with electric fire, upvc double glazed windows to the front and side.

Kitchen

11'10" x 8'9" narrowing to 5'3" (3.61 x 2.67 narrowing to 1.62)

Fitted with a range of floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric cooker point, double glazed Velux roof light and double glazed window to the side. Double glazed obscured door to outside.

Bedroom 1

11'10" x 9'5" (3.61 x 2.88)

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

Bedroom 2

11'3" x 8'7" (3.44 x 2.62)

Upvc double glazed window to the rear.

Bedroom 3/Dining Room

8'10" x 7'6" (2.70 x 2.31)

Upvc double glazed window to the side.

Shower Room

5'2" x 5'0" (1.60 x 1.54)

Large shower cubicle with rainhead and hand held shower, vanity wash hand basin with cupboards below, low maintenance walling and ceiling, upvc double glazed obscured window to the side.

Separate w.c.

Comprising close coupled w.c. low maintenance walling and upvc double glazed window.

Outside

To the front of the property is a garden area laid for ease of maintenance with borders containing shrubs and bushes.

Two wrought iron gates give access to a long driveway offering off street parking for numerous vehicles leading to the:

Garage/Workshop

15'8" x 11'2" (4.78 x 3.42)

With up and over door and adjoining pedestrian door and upvc double glazed door to outside. Upvc double glazed windows to the side and rear. Light and power.

To the left hand side of the property is a gateway leading to the:

PROPERTY DESCRIPTION

Rear Garden

Of a good size and laid to lawn with patio area.

The garden enjoys a good degree of privacy and is a particular feature of this attractive property.

Description

The property is situated in a convenient location to the north of Burnham-on-Sea being within close proximity of the miles of sandy beach, village hall and convenience store.

This attractive bungalow briefly comprises entrance hall, good size lounge/diner, kitchen, three bedrooms, shower room, separate w.c., upvc double glazed windows, good size garage/workshop and gated off street parking for numerous vehicles. The property is set in a good size plot and enjoys a good size garden to both the front and rear.

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

Directions

From the Esso garage at the top of Love Lane proceed north along the Berrow Road passing the inland Lighthouse on the left hand side. Proceed for approximately two miles passing the co-op convenience store and the village green and the Berrow Road becomes Barton Road. Proceed along Barton Road which in turn becomes Parsonage Road and then Pinnocks Croft and the bungalow will be found on the right hand side next door to Red Gables Nursing Home.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- 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



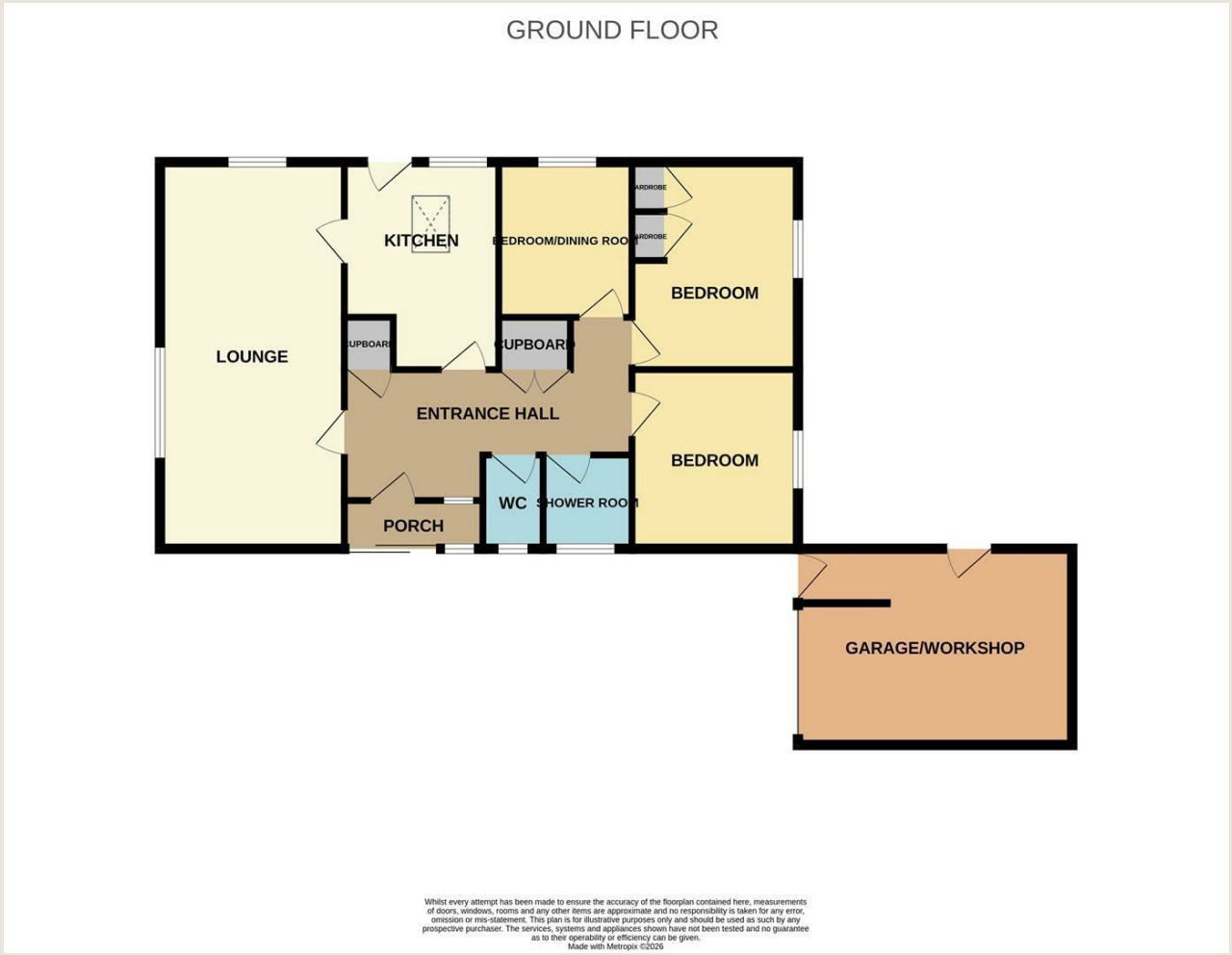














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT