



2 The Colony, Berrow Road

Burnham-On-Sea, TA8 2HA

Guide Price £595,000



# PROPERTY DESCRIPTION

A rare opportunity to purchase a highly versatile property set in a tucked away location being offered for sale for the first time in over 30 years.

The property has a large enclosed garden that backs onto and has direct private access onto Burnham-on-Sea beach.

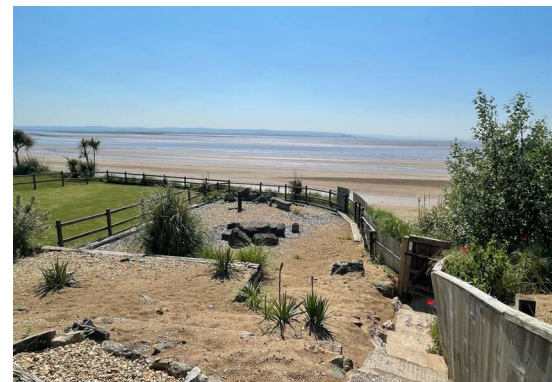


## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Wooden entrance door to the:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and upvc double glazed window to the front.

### Shower Room/Cloakroom

Tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Two upvc double glazed obscured windows to the front.

### Sitting Room/Bedroom

14'0" x 11'8" (4.28 x 3.57)

Picture rail and two upvc double glazed windows to the front. Door to:

### Inner Hallway

Large walk-in storage cupboard offering great potential to be an en suite shower room should it be required.

### Bedroom

15'8" maximum x 11'1" (4.80 maximum x 3.40)

Two upvc double glazed windows to the front.

### Utility Room with Sauna

11'4" x 4'11" plus door recess (3.47 x 1.51 plus door recess)

Wooden sauna, single sink drainer unit, floor units, tiled floor, door to the:

### Laundry Room

14'5" x 4'10" maximum (4.40 x 1.49 maximum)

Space for fridge, freezer, tumble dryer, tiled floor, two upvc double glazed windows to the side. Good sized storage cupboard with upvc double glazed window to the front and further open fronted store. Two access points opening to the garage.

### First Floor Landing

Upvc double glazed window to the rear. Stairs rising to the second floor. Walk in airing cupboard with gas boiler and water tank.

### Cloakroom

6'2" x 5'11" (1.90 x 1.81)

Close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the front. There is space in this room for a shower cubicle should it be required.

### Lounge

20'6" x 14'3" (6.25 x 4.35)

Feature fire surround with wood burner, cornice ceiling, picture rail, two upvc double glazed French doors opening to the rear garden. Wide opening to the:

### Conservatory

11'6" x 9'6" (3.53 x 2.92)

Part block and part upvc double glazed construction with tiled floor.

### Kitchen

16'10" x 8'7" (5.15 x 2.64)

Fitted with a comprehensive range of wall and floor units to incorporate double oven, hob and extractor fan, plumbing for dishwasher, integrated fridge/freezer, recessed one and a half bowl drainer sink unit, integrated bin, tiled floor and upvc double glazed window to the front.

### Bedroom

20'2" maximum x 11'4" (6.17 maximum x 3.47)

Range of built in wardrobes and two upvc double glazed windows to the front. Upvc double glazed French doors opening to the rear garden.

### En Suite

13'10" x 14'5" maximum (4.23 x 4.40 maximum)

Comprising panelled bath, large shower cubicle, close coupled w.c., vanity wash hand basin with feature marble worktop, upvc double glazed picture window overlooking the rear garden and upvc double glazed French doors to outside.

### Second Floor Landing

Upvc double glazed window to the rear with sea glimpses. Storage cupboard.

# PROPERTY DESCRIPTION

## Bedroom

20'1" x 8'8" (6.13 x 2.66)

Upvc double glazed windows to the front and rear. We understand that this room was original two separate bedrooms and still retains two access doors one of which is currently blocked up but this could be re-instated as two bedrooms should it be required.

## Garage

16'5" x 12'0" (5.02 x 3.68)

Remote control roller door, power and light. An area of off street parking for three/four cars is located directly opposite the garage.

## Outside

The property is set behind an attractive boundary wall with feature wrought iron railings over. Wrought iron gate gives access to the enclosed front garden which is laid for ease of maintenance with borders and a sandstone footpath leading to the front door where there is also an attractive sandstone patio area.

## Rear Garden

The rear garden is a particular feature of the property. To the immediate rear of the property is an attractive open fronted canopy with large patio area with built in barbeque. Block pavier footpath leading down the main formal garden area being laid to lawn with borders containing numerous bushes and shrubs etc offering a high degree of privacy and a sunny aspect. Garden shed.

To the rear of the formal garden a hedge opens to a vegetable garden and block pavier pathway continue to the rear of the vegetable garden where there is a substantial fence and wooden gate opening to a stunning raised seating area with balustrade surround enjoying a panoramic coastal view.

Pathway leads to a further enclosed area of garden laid for ease of maintenance with post and rail fencing surround and enjoying a superb coastal aspect along Burnham beach to both sides. Steps lead down to the beach.

## Description

We are delighted to be able offer an extremely rare opportunity to purchase a piece of

Burnham-on-Sea history with this highly versatile property that we understand has origins from the late 1800's.

The building is one of four interlinked buildings which is said to have been modelled upon ships of the period.

It is said that the original owner was a retired sea captain and that he had four daughters, the story goes, were ever quarrelling so he devised a building which, while bearing in mind their filial bonds, ensured that each of them could enjoy the maximum of privacy.

This attractive property is set over three storeys, has been reconfigured to facilitate the needs of the existing owner and when the property was purchased we understand it had five/six bedrooms which have now been reduced for the current owners personal requirements.

However should it be required the accommodation could be remodelled.

The property has a beautifully maintained garden, vegetable garden opening onto a superb additional garden area with seating enjoying a superb aspect over Burnham beach with private steps leading down to the miles of sandy beach.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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:

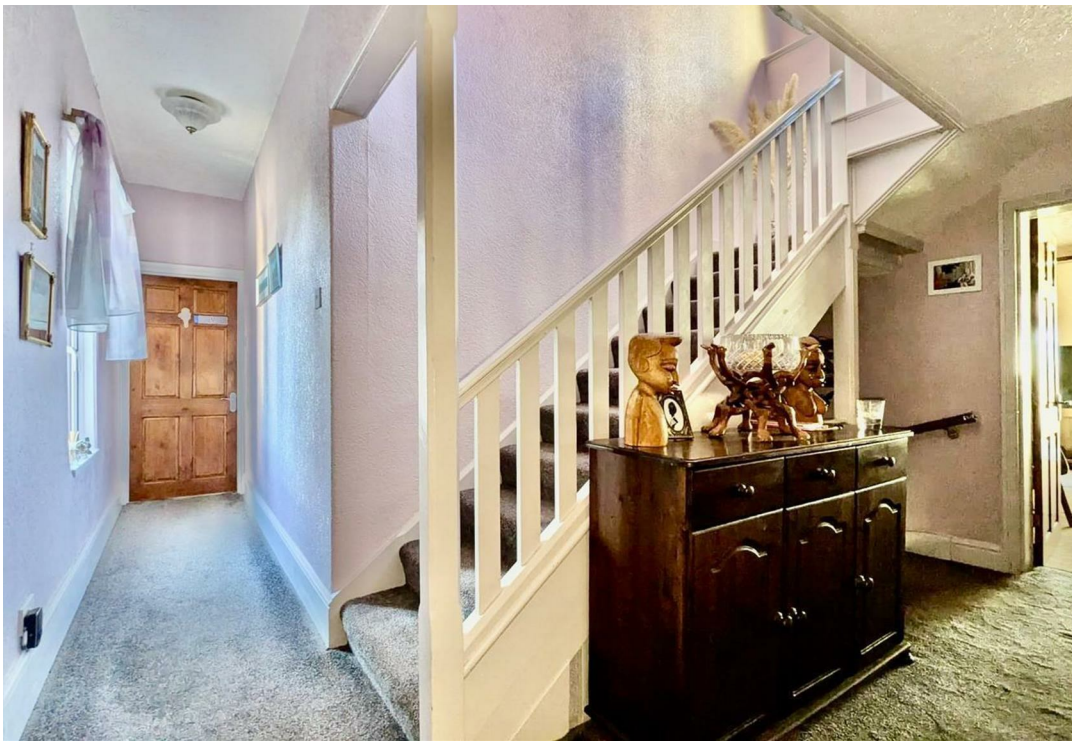
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[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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









Total area: approx. 223.5 sq. metres (2406.2 sq. feet)



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

