



24 Barton Road

Berrow, TA8 2JN

Price £399,950

 BERRYMAN'S

# PROPERTY DESCRIPTION

An attractive three/four bedroom chalet style house set in a beautifully maintained corner plot in the highly sought after village of Berrow close to local village amenities.

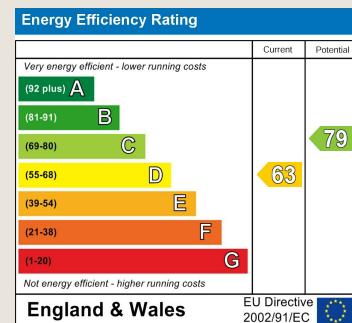
Entrance porch\* good size entrance hall\* cloakroom\* large lounge/diner with conservatory off\* kitchen\* ground floor bedroom 4/study\* first floor landing\* three bedrooms\* bathroom\* upvc double glazed windows\* garage\* off street parking for numerous vehicles\* mature beautifully landscaped garden to the rear.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

9'6" x 4'7" (2.91 x 1.42)

Upvc double glazed windows to the front and side. Further upvc double glazed door to the:

### Entrance Hall

12'6" maximum x 10'2" maximum (3.82 maximum x 3.11 maximum)

Stairs rising to the first floor. Understair storage cupboard.

### Cloakroom

Comprising close coupled w.c., wash hand basin and obscured window to the side.

### Lounge/Diner

21'9" x 14'6" maximum (6.63 x 4.42 maximum)

Upvc double glazed window to the front, gas fire with feature surround, wall light points and upvc double glazed patio doors opening to the:

### Conservatory

12'4" x 10'2" (3.76 x 3.10)

Upvc triple glazed and brick construction with upvc double glazed French doors opening to the rear garden. Wall light points and tiled floor.

### Kitchen/Breakfast Room

16'7" x 8'3" (5.08 x 2.54)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit with mixer tap, integrated four ring gas hob, extractor hood over, electric oven, integrated dishwasher, fridge, breakfast bar, pantry cupboard, storage cupboard and upvc double glazed window to the rear. Upvc double glazed door to the:

### Side Porch

13'8" x 3'8" (4.19 x 1.12)

Upvc double glazed doors to the front and rear. Plumbing for automatic washing machine and integral door to the garage.

### Bedroom 4/Study

9'3" x 9'1" (2.84 x 2.77)

Upvc double glazed window to the front.

### First Floor Landing

Upvc double glazed window to the front. Access to large boarded roof space with power.

### Bedroom 1

15'3" x 11'8" (4.67 x 3.58)

Upvc double glazed windows to the front and side. Built in wardrobe with sliding doors. To the rear of the wardrobe is further access door to the eaves storage.

There is the potential in the eaves storage to create an en suite for this bedroom should it be required and subject to any necessary consents.

### Bedroom 2

12'7" x 10'9" (3.86 x 3.28)

Upvc double glazed window to the front.

### Bedroom 3

10'5" x 9'8" (3.18 x 2.97)

Upvc double glazed window to the rear. Airing cupboard, storage cupboard.

### Bathroom

7'6" x 5'2" (2.30 x 1.60)

Fitted with a white suite comprising panelled bath with electric shower over and screen. Vanity wash hand basin with cupboards below. Close coupled w.c. with concealed

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cistern. Storage cupboard and upvc double glazed window to the rear. Tiled walls and floor and heated towel rail.

## Outside

To the front of the property is a boundary wall and feature wrought iron railings over opening to the large area of block pavier offering off street parking for several vehicles.

Driveway leads to the:

## Garage

19'3" x 8'11" (5.87 x 2.74)

Electric roller door, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear, light and power. Storage cupboard.

## Rear Garden

Beautifully maintained garden with large Travertine patio area which extends to approximately 50 sq meters, lawn area, summerhouse with light and power, greenhouse. Outside light and outside power.

Numerous mature bushes and trees etc and beautifully socked flower borders.

The garden is a particular feature making a full inspection essential.

## Description

This attractive detached property is situated in a highly sought after residential location in the sought after village of Berrow being set in a prime corner plot offering highly flexible accommodation that briefly comprises entrance porch, good sized entrance hall, cloakroom, good size lounge/diner, conservatory, kitchen, ground floor bedroom/study. To the first floor there are three bedrooms and a family bathroom.

The property benefits from upvc double glazing, gas central heating, garage and walled

garden to the front with brick pavier driveway offering off street parking for numerous vehicles.

To the rear of the property is a beautifully maintained garden with good size patio, lawn area, summerhouse, greenhouse and shed.

The gardens are a particular feature of the property making a full inspection essential.

## Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road into the village of Berrow passing the Co-op convenience store and the property will be found a little further along on the right hand side on the corner with Rosetree Paddock.

## 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:

[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:

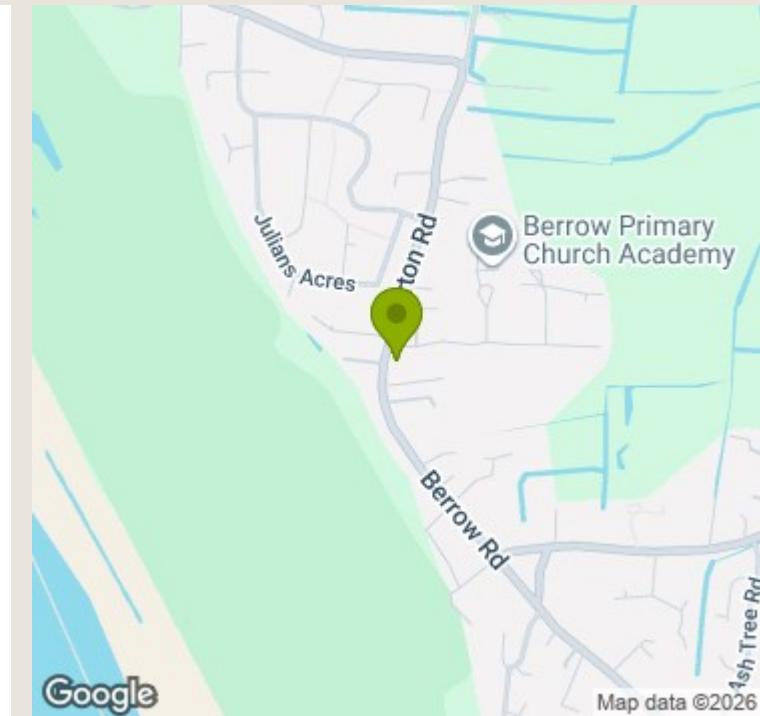
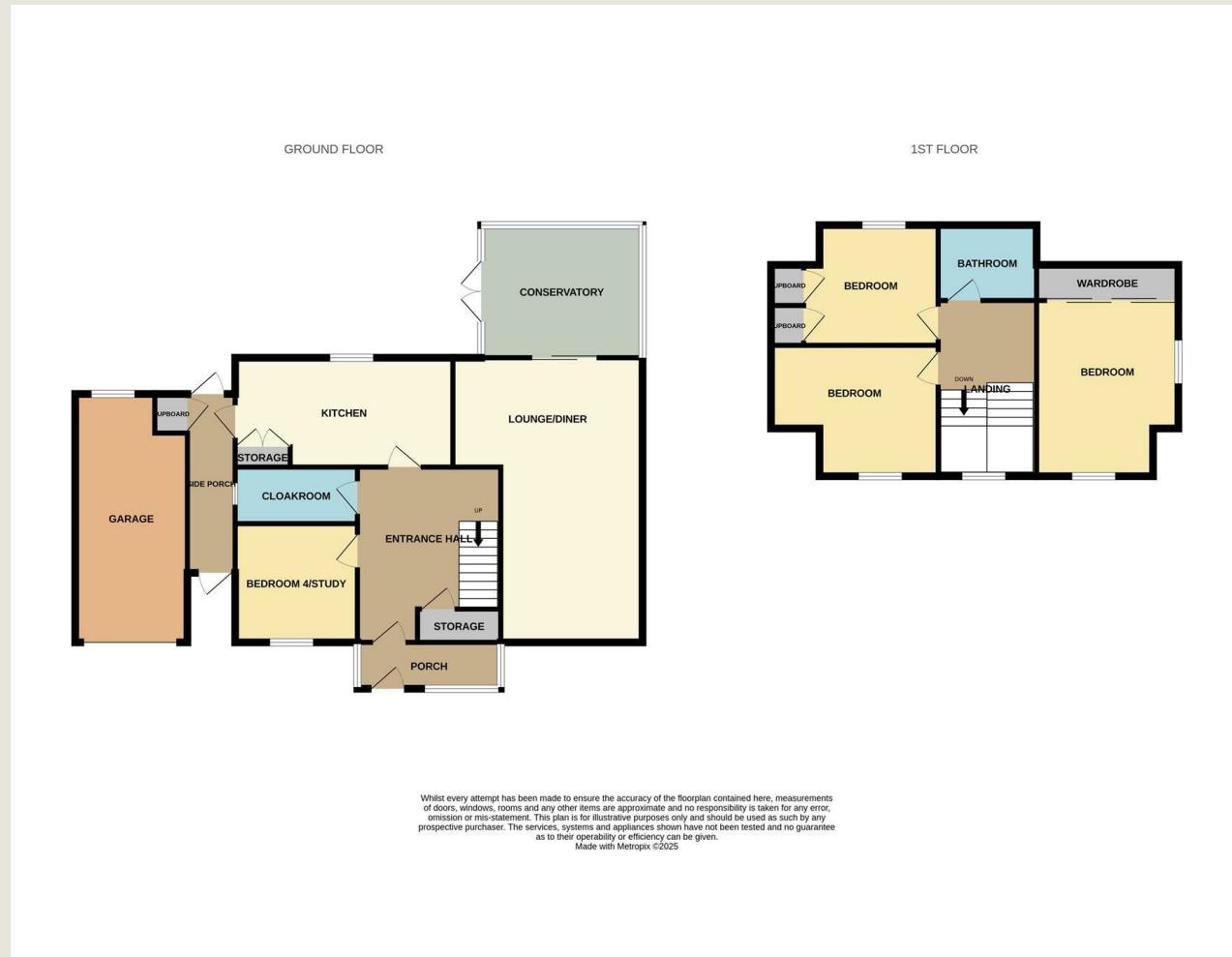
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To The Beach



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:  
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