



203 Berrow Road  
Burnham-On-Sea, TA8 2JF  
Price £435,000





# PROPERTY DESCRIPTION

An individual four/five bedroom detached house situated in a highly sought after residential location to the north of Burnham-on-Sea with the benefit of having a double garage, off street parking for numerous vehicles to the front of the property plus additional parking to the rear together with a good size enclosed garden. Further area of enclosed garden to the rear.

Entrance hall\* cloakroom\* sitting room\* dining room\* large L shaped conservatory\* study/bedroom 5\* well appointed kitchen with utility room off\* first floor part galleried landing\* four bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* double garage\* front driveway offering off street parking for numerous vehicles\* additional parking to the rear and sunny aspect garden to the rear and further enclosed area of garden suitable for numerous alternative uses.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Upvc double glazed stained glass door with matching side panels to the:

### Imposing Entrance Hall

21'7" x 6'6" maximum (6.59 x 2.0 maximum)

Stairs rising to the first floor, understair recess, understair storage cupboard.

### Cloakroom

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

### Lounge

17'2 x 12'9 (5.23m x 3.89m )

Feature fire surround with gas fire, wall light points and upvc double glazed window to the side. Upvc double glazed patio door to the conservatory and two multi pane doors to the:

### Dining Room

13' x 9'3 (3.96m x 2.82m )

Upvc double glazed window to the front.

### Conservatory

15'9" maximum x 14'10" maximum (4.81 maximum x 4.54 maximum)

L shaped of part brick and part upvc double glazed construction with feature wood burner, upvc double glazed sliding door to the rear garden. Further upvc duble glazed door to the rear patio.

### Study/Bedroom 5

10'6 x 7'1 (3.20m x 2.16m )

Upvc double glazed window to the front.

### Kitchen

11'3 x 9'8 (3.43m x 2.95m )

Fitted with a comprehensive range of wall and floor units to incorporate integrated electric oven, gas hob and extractor fan. Unit underlighters, plumbing for dishwasher, one and a half

bowl drainer sink unit, upvc double glazed window to the rear and upvc double glazed obscured door to outside.

### Utility Room

8' x 6'3 (2.44m x 1.91m )

Fitted with a range of wall units, plumbing for automatic washing machine, space for tumble dryer and upvc double glazed obscured window to the side. Floor standing gas fired boiler.

### First Floor Landing

21'9" x 7'2" maximum (6.64 x 2.20 maximum)

Part galleried landing with feature upvc double glazed stained glass window to the front. access to roof space. Storage cupboard with radiator.

### Bedroom 1

13'7 x 11' (4.14m x 3.35m)

Upvc double glazed window to the rear. Door to the:

### En Suite Shower Room

6'1 x 6'2 (1.85m x 1.88m)

Comprising corner shower cubicle, pedestal wash hand basin and close coupled w.c. Part tiled walls, extractor fan and upvc double glazed obscured window to the side.

### Bedroom 2

14'5 x 9'2 (4.39m x 2.79m)

Built in wardrobe and upvc double glazed window to the rear.

### Bedroom 3

15'0" maximum x 9' (4.57m maximum x 2.74m)

Built in double wardrobe, upvc double glazed window to the front.

### Bedroom 4

10'4 x 7'2 (3.15m x 2.18m)

Upvc double glazed window to the front.

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## Family Bathroom

6'2 x 5'7 (1.88m x 1.70m)

Comprising panelled bath with mixer tap and shower attachment and shower over, pedestal wash hand basin an close coupled w.c. Extractor fan and upvc double glazed obscured window to the front.

## Outside

To the front of the property is a boundary wall that opens to a large area of block pavier offering off street parking for numerous vehicles. Raised borders containing numerous shrubs and bushes. The driveway leads to the:

## Double Garage

16'10 x 16'6 (5.13m x 5.03m )

With electric up and over door, light and power. Upvc double glazed window to the rear and upvc double glazed door to outside.

## Attractive Enclosed Rear Garden

Lawn area and borders containing numerous shrubs and bushes. Workshop, sheds.

Enjoying a sunny aspect and a good degree of privacy.

Access lane to the rear of the property offering a further area of parking for two vehicles and a further area of garden which is enclosed and measures approximately 50ft in length and a maximum of 18ft in width narrowing to approximately 8ft. This area offers the potential for a number of alternative uses to include vegetable garden, creation of further parking etc subject to any necessary consents.

## Description

This attractive individual detached house is situated in a highly sought after residential location to the north of Burnham-on-Sea and is set in a deceptively sized plot. The property briefly comprises imposing entrance hall, lounge, dining room, large L shaped conservatory, ground floor bedroom 5/study, well appointed kitchen and utility room. To the first floor there is a good size part galleried landing, four bedrooms with the master having an

en suite shower room and a family bathroom. The property benefits from gas central heating, upvc double glazed windows, double garage, large block pavier driveway providing off street parking for numerous vehicles and to the rear of the property there is an enclosed garden. There is also access over the lane to the rear of the property where there is further off street parking and a further area of enclosed garden that could be suitable for numerous alternative uses subject to any necessary consents. An early application to view is strongly recommended by the vendors selling agents.

## Directions

Proceed north out of Burnham-on-Sea along the Berrow Road passing the indoor swimming pool on the left hand side and also passing the inland lighthouse and the property will be found on the left hand side just before the Berrow Triangle and Co-op convenience store.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Solar Panels
- 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)





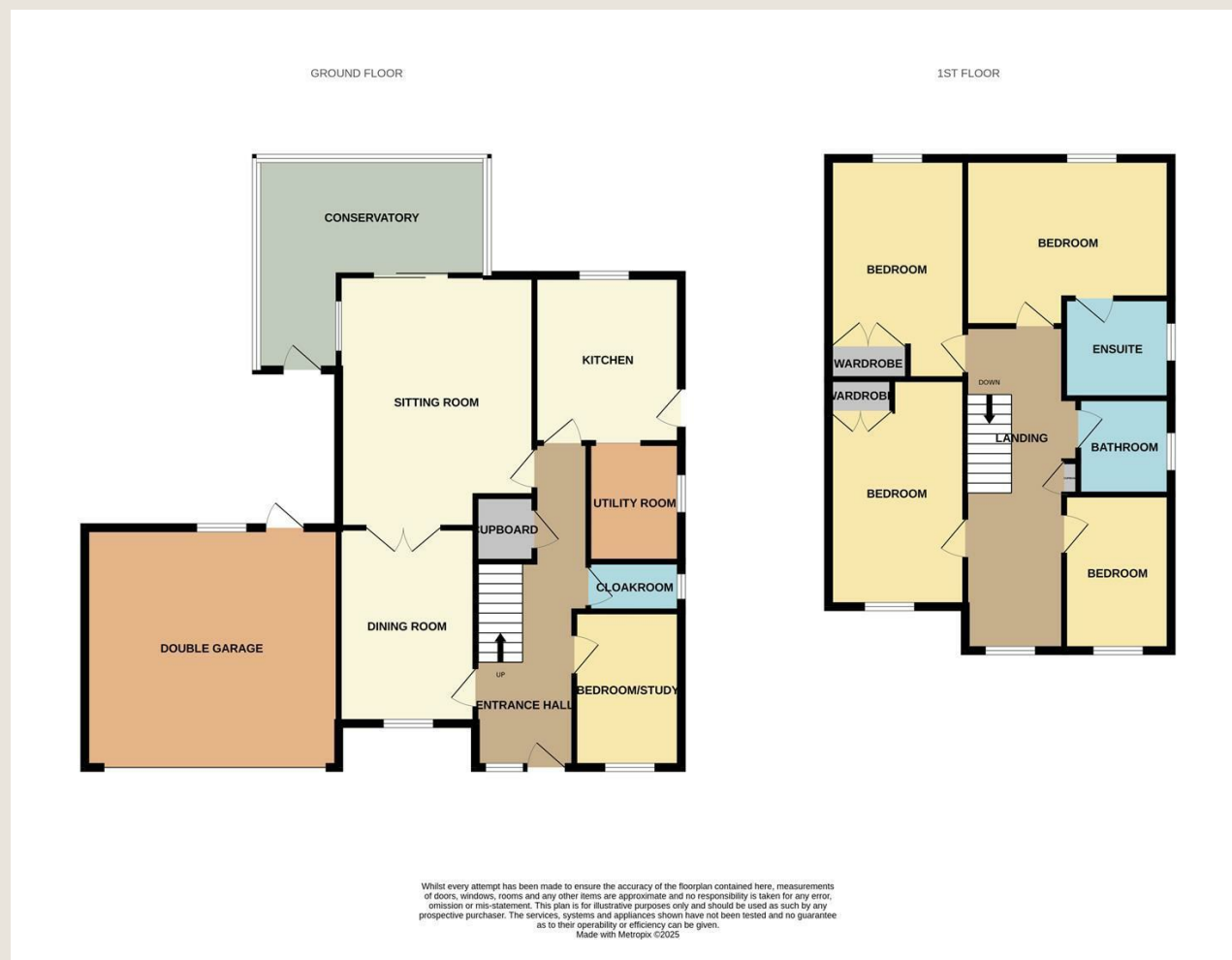












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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

