2, Bakery Court Berrow Road

Burnham-On-Sea, TA8 2JJ

Price £225,000

BERRYMAN'S

PROPERTY DESCRIPTION

A modern two bedroom detached bungalow situated in a "tucked away" location within close proximity of the village post office, co-op convenience store, medical centre and a short walk away from a footpath leading to the miles of sandy beach.

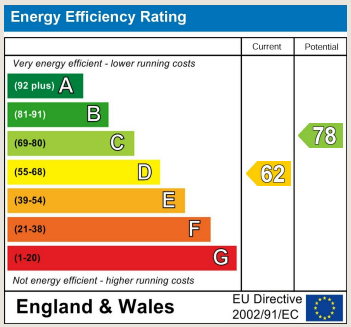
Entrance hall* lounge/diner* kitchen/breakfast room* two double bedrooms* bathroom* gas central heating* low maintenance gardens to the side and rear enjoying a good degree of privacy* upvc double glazed windows* parking for two vehicles. Must be seen.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Double glazed door to the:

Entrance Hall

Storage cupboard. Access to roof space.

Lounge/Dinner

16'11" x 7'4" (5.18 x 2.24)

Feature fire surround with electric fire, two upvc double glazed French doors opening to the garden and upvc double glazed window to the side.

Kitchen/Breakfast Room

10'7" x 9'2" (3.24 x 2.80)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, hob and extractor fan, upvc double glazed window to the front and upvc double glazed door to outside. Breakfast bar, plumbing for automatic washing machine and space for fridge/freezer.

Bedroom 1

12'2" x 10'7" (3.72 x 3.24)

Upvc double glazed window to the rear.

Bedroom 2

10'7" x 8'9" (3.24 x 2.68)

Upvc double glazed window to the side.

Bathroom

6'4" x 6'3" (1.94 x 1.92)

Fitted with a modern suite comprising panelled Spa bath, close coupled w.c., pedestal wash hand basin, tiled walls and floor and upvc double glazed obscured window to the front.

Outside

Gateway gives access to the side and rear gardens which are laid for ease of maintenance and enjoying a good degree of privacy.

Located directly to the front of the property is an area of off street parking for two vehicles.

The property is approached via a shared access way. (Further details to be confirmed).

Description

This attractive modern detached bungalow is situated in a sought after village location close to local amenities offered in good order throughout and briefly comprises entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom.

The property benefits from gas central heating, upvc double glazed windows, off street parking for two vehicles and low maintenance gardens to the side and rear.

PROPERTY DESCRIPTION

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

Directions

Proceed out of Burnham-on-Sea in a northerly direction along Berrow Road. Upon reaching the Berrow Triangle by the post office and convenience store on the left the property will be found situated opposite the village green car park just beyond Sand Hills Drive.

Material Information

Additional information not previously mentioned

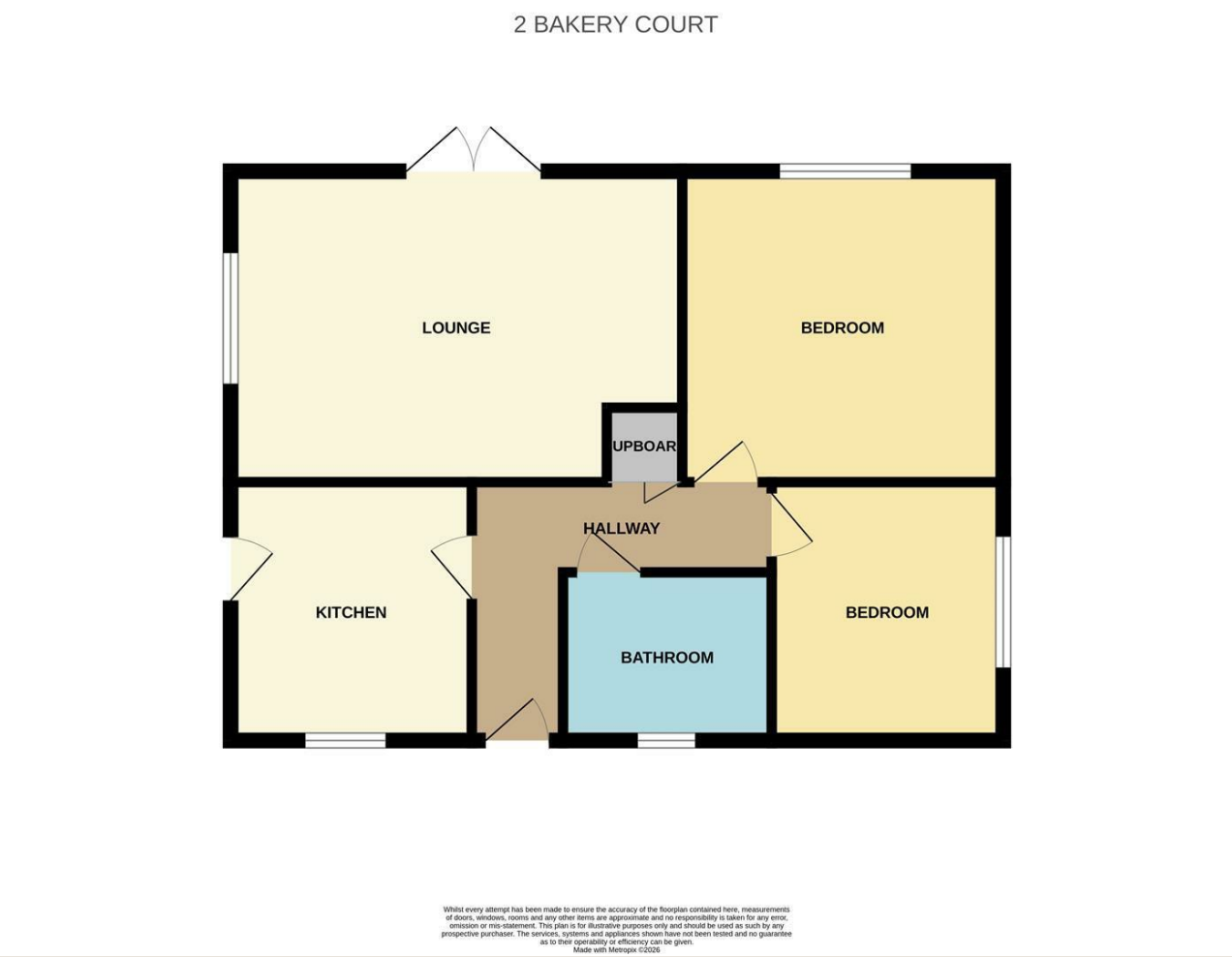
Council Tax Band-C

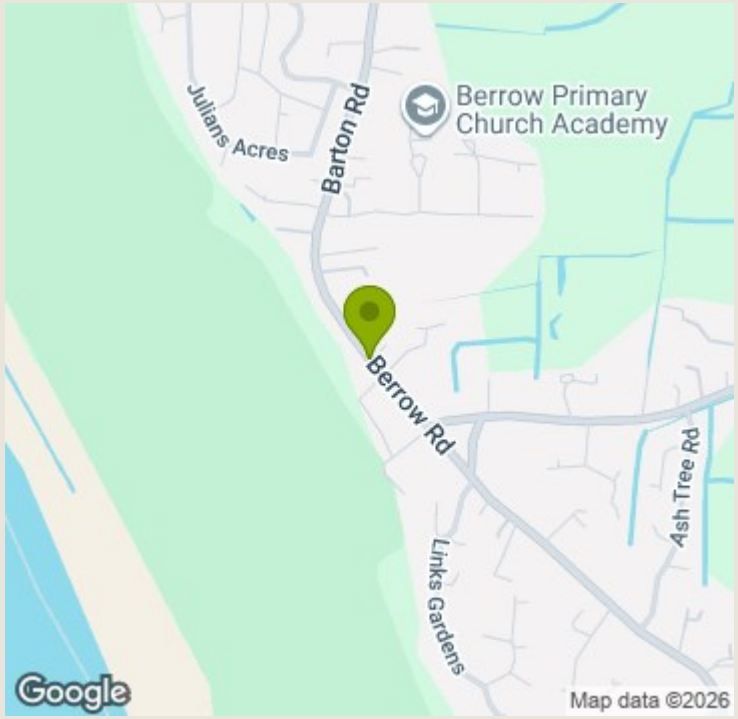
EPC-D

- 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, 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

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The Property Ombudsman