



264 Berrow Road

Burnham-On-Sea, TA8 2JH

Price £299,950



PROPERTY DESCRIPTION

An extended, upgraded and improved semi detached house situated in a sought after village location within short proximity of the Co-op convenience store, post office, village green, community centre and local school.

Entrance porch* entrance hall* cloakroom/wet room* lounge* dining room/bedroom 4* open plan kitchen/dining/family room* three first floor bedrooms* family bathroom* mostly upvc double glazed windows* gas central heating* good size useful workshop/potential home office* good size enclosed garden to the rear. Must be seen.

Local Authority

Sedgemoor Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panels to the:

Entrance Porch

Two upvc double glazed windows to either side, tiled floor and feature multi pane door to the:

Entrance Hall

10'7" maximum x 8'1" (3.25 maximum x 2.48)

Stairs rising to the first floor, feature flooring, understair storage cupboard.

Cloakroom/Wet Room

6'3" maximum x 5'8" maximum (1.92 maximum x 1.73 maximum)

L shaped and comprising vanity wash basin with cupboards under, close coupled w.c., shower area with floor drain and extractor fan.

Lounge

11'6" x 12'5" maximum (3.52 x 3.81 maximum)

Into the upvc double glazed bay window to the front.

Dining Room/Bedroom 4

11'3" x 10'0" (3.45 x 3.05)

Wooden window to the rear.

Kitchen/Dining/Family Room

18'5" x 16'9" maximum (5.63 x 5.11 maximum)

Kitchen Area

Fitted with a wide range of wall and floor units to incorporate one and a half bowl drainer sink unit, range cooker with extractor hood over, one and a half bowl drainer sink unit and space for American style fridge. High level upvc double glazed window to the side. Integrated dishwasher, plumbing for automatic washing machine, upvc double glazed patio doors opening to the rear garden.

First Floor Landing

Wooden window to the side. Access to roof space.

Bedroom 1

10'3" x 9'1" (3.14 x 2.78)

Wall length mirror fronted wardrobes.

Bedroom 2

11'0" x 10'4" (3.37 x 3.15)

Double glazed window to the rear.

Bedroom 3

10'0" x 7'10" (3.06 x 2.41)

Double glazed window to the rear.

Bathroom

8'0" x 6'1" (2.44 x 1.87)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below, close coupled w.c., obscured double glazed window. Heated towel rail and tiled floor.

Outside

To the front of the property is an open plan area laid to stone.

Access lane to the side of the property leads to the rear where there is a side gate giving access to the:

Rear Garden

Measuring approximately 60ft in length with a good size patio area. Good size lawn with borders containing shrubs and bushes.

Located to the rear of the garden is the:

PROPERTY DESCRIPTION

Workshop/Store

Offering the potential to be used as an office should it be required

Studio/Potential Home Office

10'9" x 9'7" (3.29 x 2.94)

With feature window to the front. Light and power.

Agents Note

There is no off street parking offered with this property but located a very short walk away from the property is a community car park.

Description

This attractive semi detached house has been upgraded and improved by the present vendor to offer well planned, well appointed living accommodation and is situated in a convenient location close to local amenities.

The property briefly comprises entrance porch to a good size entrance hall, lounge, separate dining room/potential bedroom 4, large open plan kitchen/dining/family room to the rear of the property with large patio doors opening onto the rear garden.

To the first floor there are three bedrooms and a family bathroom.

The property benefits from having mostly upvc double glazed windows, gas central heating, good size workshop/store to the rear of the garden which could be potentially adapted to create a good size home office should it be required.

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 with the post office and Co-op store on the left hand side the property will be found a little further along on the right.

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

checker.ofcom.org.uk/en-gb/broadband-coverage

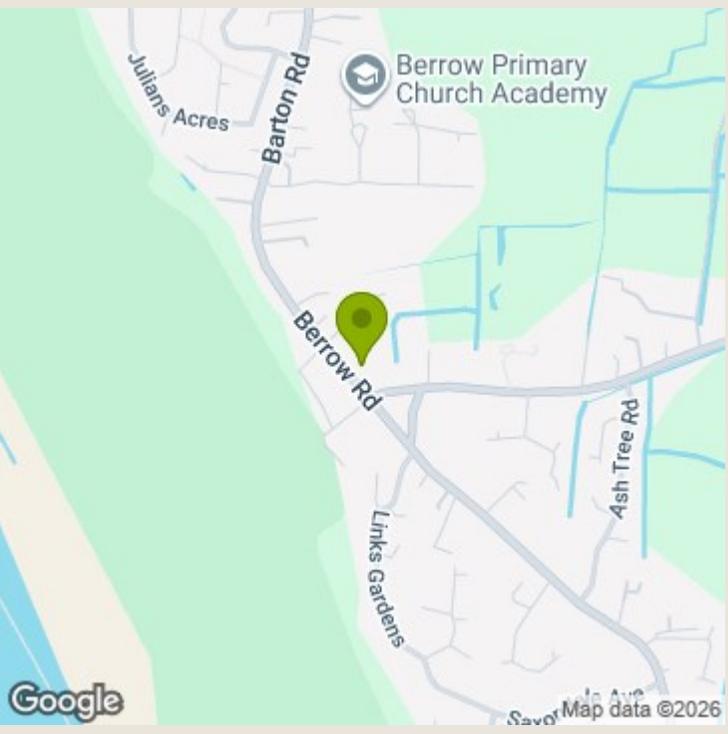
Flood Information:

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.
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 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

