



236 Berrow Road
Burnham-On-Sea, TA8 2JG
Price £360,000



PROPERTY DESCRIPTION

A substantial, older style, semi detached, family home with a generous rear garden, and situated in a convenient location for the village facilities of Berrow and within easy access to the golf course and beach beyond.

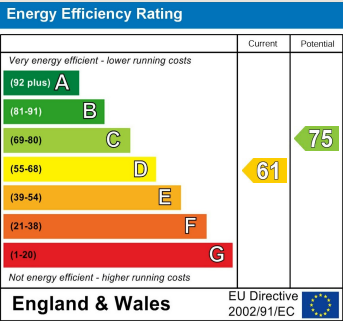
Entrance hall* Ground floor cloakroom* Lounge with square bay window* Separate dining room* Utility room leading to the modern, fitted kitchen* Four good-size first floor bedrooms* Family bathroom* Gas central heating* Double glazing* Ample parking to the front* Single garage* Good size, lawned and enclosed rear garden* Summer house/cabin* Must be viewed internally to be fully appreciated.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel to the:

Entrance Hall

Stairs rise to the first floor. Radiator, spotlights and door to ground floor w.c. Storage recess under the stairs.

W.C.

4'9" x 1'11" (1.47 x 0.60)

Restricted head height with low level w.c., vanity wash hand basin with cupboard below, tiled walls and obscure glazed window.

Lounge

14'7" maximum x 12'11" maximum (4.46 maximum x 3.94 maximum)

Upvc double glazed square bay window, feature fireplace with inset log burner and tiled hearth, radiator, picture rail, hard flooring.

Dining Room

11'0" x 6'7" maximum (3.37 x 2.03 maximum)

Fireplace recess with mantel and recesses to either side. Radiator and double glazed window overlooking the rear.

Utility Room/Breakfast Room

10'0" x 6'2" (3.06 x 1.89)

Worktop with space under for white goods, recess with worktop and double cupboard under, space for fridge/freezer, radiator, double glazed window to the side and square opening to the:

Kitchen

10'11" x 8'8" (3.34 x 2.66)

Fitted with a range of modern grey fronted units to include base cupboards and drawers with matching wall mounted cupboards with contrasting worktops over. Single drainer stainless steel sink unit with space under for dishwasher. Space for Range style cooker, tiled floor and double glazed door and side panel to the patio and rear garden. Double glazed door with obscure panel to the side.

First Floor Landing

Double glazed window, access to roof space.

Bedroom 1

12'11" maximum x 12'7" (3.95 maximum x 3.85)

Double glazed window overlooking the front. Radiator.

Bedroom 2

10'11" x 9'10" maximum (3.34 x 3.01 maximum)

Radiator and double glazed window overlooking the rear garden.

Bedroom 3

11'0" x 8'10" (3.37 x 2.70)

Radiator and window overlooking the rear garden.

Bedroom 4

10'1" maximum x 7'1" maximum (3.08 maximum x 2.18 maximum)

L shaped with radiator and double glazed window overlooking the front.

Family Bathroom

7'4" x 6'5" (2.24 x 1.96)

Fitted with a white suite comprising panelled bath with wall mounted mixer shower over, vanity wash hand basin with cupboards and drawers under and low level w.c. with concealed cistern. Ladder style heated towel rail, two obscure double glazed windows. Tiled walls.

Outside

The front of the property is laid to gravelled parking area with wall and fencing providing space for several vehicles and leading to the:

Garage

With up and over door. Rear personal door.

Side access via a wooden gate to the rear garden.

PROPERTY DESCRIPTION

Rear Garden

The rear garden is a particular feature of the property being of a generous size and comprising lawn with raised sleeper flower beds and gravelled borders.

Raised patio seating area and further gravelled area where there is a large timber garden shed.

The garden is enclosed by timber fencing and leads down to a:

Summerhouse/Cabin

15'3" x 12'0" (4.66 x 3.67)

Of wooden construction with light and power. Suitable for a variety of uses including games room, gym or even space for a hot tub. Gravel to the front extending to the side where there is a further storage shed.

Description

An opportunity to purchase a substantial, spacious, semi detached house offering good-size, well planned accommodation together with a generous garden to the rear.

The property offers an entrance hall with cloakroom, lounge to the front with square bay window and also a separate dining room. Completing the ground floor there is a utility room (which could be used as a breakfast area instead if required) which opens to the kitchen at the rear which is fitted with a range of modern, grey units, tiled floor and double glazed door to the patio and rear garden.

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

The accommodation is enhanced by gas central heating and double glazing.

Externally, the gravelled driveway to the front offers off ample off street parking and gives access to the single garage with up and over door.

The enclosed rear gardens are a particular feature of the property and of a very generous size. Mainly laid to lawn with raised sleeper beds, there is a raised patio/seating area, timber garden shed and a very useful timber built summer house/cabin with power and light. This building could be used in a variety of ways including gym, studio, home office etc.

Directions

From the Esso garage at the top of Love Lane, proceed in a northerly direction onto Manor Road which becomes Berrow Road. Continue past the inland lighthouse on your left hand side and continue towards Berrow. Just before reaching the Berrow Triangle garage, the property can be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

- Mains electric, gas and water
- Water not 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

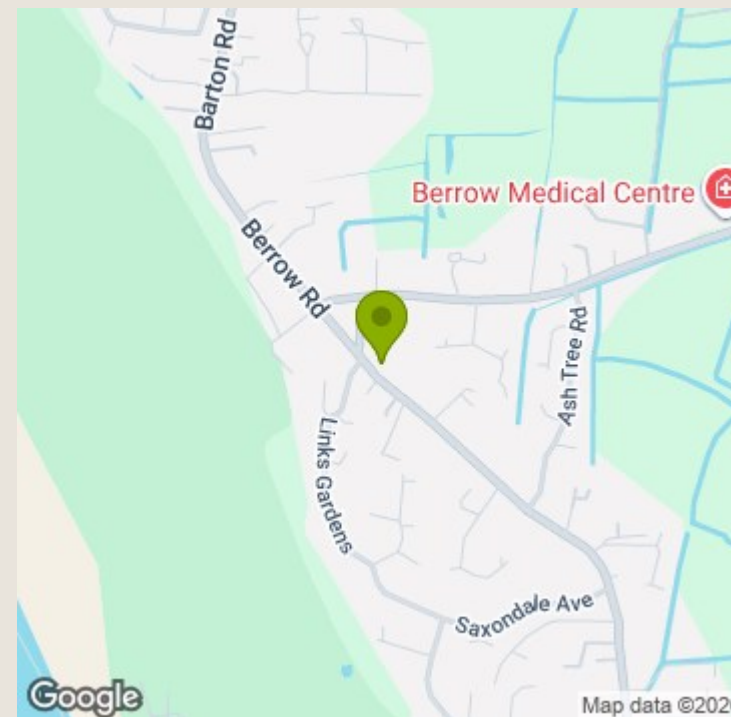
Flood Information:

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. Berryman's 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

