1 Brooke Road

Berrow, TA8 2NA

Price £260,000

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PROPERTY DESCRIPTION

Situated in this sought after residential address is this well presented semi detached bungalow with garage and off street parking. The property is located towards the front of a cul-de-sac and benefits from having a stunning, mature, enclosed rear garden which is a particular feature that makes a viewing on this property essential.

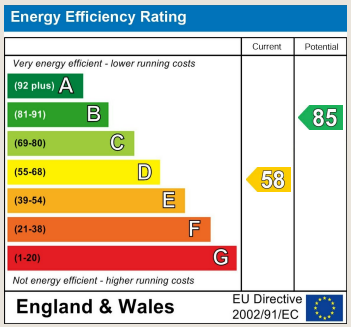
*Entrance hall *Lounge/dining room *Kitchen *Two bedrooms *Bathroom *Mature rear garden *Garage *Off street parking *Electric heating *Upvc double glazed windows

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed French doors opening to:

Entrance hall

Doors to all reception rooms, airing cupboard and access to the roof space

Lounge/dining room

14'0" x 10'8" (4.29 x 3.27)

Generously sized lounge with electric feature fireplace and Upvc double glazed bay window to rear

Kitchen

9'11" x 9'0" (3.03 x 2.75)

Comprising of a range of wall and base units with worktop space over, space for electric oven, space and plumbing for automatic washing machine, space for additional storage units or breakfast bar/table, Upvc double glazed window to front and Upvc double glazed door to side.

Bedroom 1

13'7" x 10'10" (4.15 x 3.31)

Generously sized room with a built in storage cupboard, space for additional storage, electric heater and Upvc double glazed window to rear

Bedroom 2

14'6" x 7'9" (4.43 x 2.37)

Built in storage cupboard, space for additional storage, electric heater and Upvc double glazed window to front

Bathroom

7'5" x 5'10" (2.27 x 1.79)

Suite comprising of a panelled bath with tiled backsplash, hand wash basin, close coupled w/c, heated towel rail, and Upvc double glazed window to side

Garage

Up and over garage door, perfect space for additional storage.

Outside

To the front of the property is a mature flower bed with stone surround, off street parking that provides access to the garage and a side passage to the rear garden. There are doorways to access the property to the front and side.

To the rear of the property is a stunning, mature garden that enjoys sunny aspects and is mainly laid to flower beds, shrubs and bushes with a pathed walkway to the rear section and an area of lawn. The rear garden is a particular feature of the property that makes a viewing essential.

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The property briefly comprises of an entrance hall, lounge/dining room,

PROPERTY DESCRIPTION

kitchen, two bedrooms, garage and a mature rear garden.

Directions

Proceed in a northerly direction along Berrow Road into the village of Berrow passing the village green and co-operative convenience store on the left hand side. Turn left into Church House Road and immediately left into Julians Acres. Follow the road around where Brooke Road will be found on the right hand side. The property is located at the top of the cul-de-sac.

Material Information

Additional information not previously mentioned

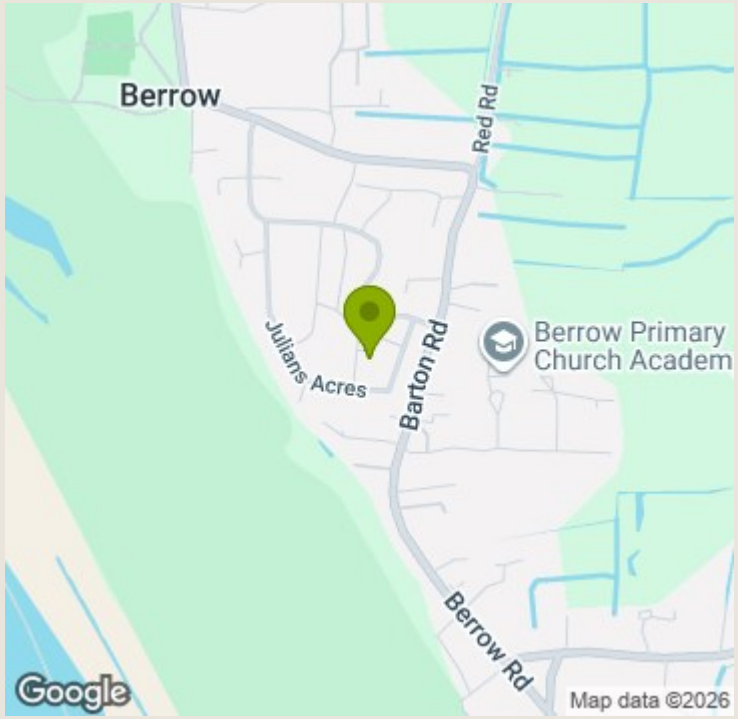
Council Tax Band-C

EPC-D

- Mains electric and water
- Water metered
- Heating electric room heating
- Mains sewerage
- 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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