



Homeground Coast Road

Berrow, TA8 2QU

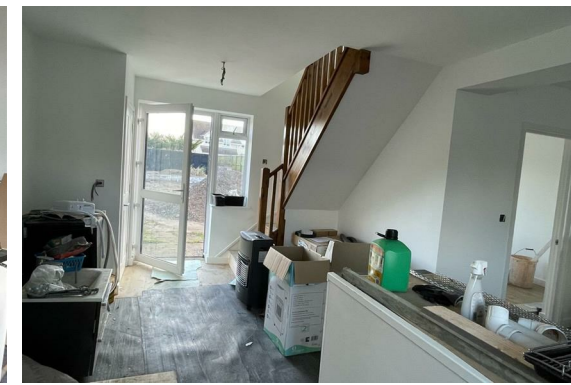
Price £520,000



PROPERTY DESCRIPTION

Of interest to investors/speculators.

A rare opportunity to purchase a detached property having been sub divided into two three bedroom and one two bedroom houses requiring completion works situated in a tucked away location in the sought after village of Berrow.




Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating: G

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	56
	9

EU Directive 2002/91/EC 

England & Wales



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Unit 1

Upvc double glazed door to:

Open Plan Lounge/Kitchen

Lounge Area

15'10" x 11'4" (4.83 x 3.47)

Stairs rising to the first floor. Storage cupboard.

Kitchen Area

12'10" x 6'10" (3.93 x 2.09)

Fitted with a range of wall and floor units, tiled floor and upvc double glazed window to the rear. Upvc double glazed window to the front and door to the rear porch. Understair storage cupboard and upvc double glazed door to outside.

Ground Floor Bedroom

7'11" maximum x 13'3" maximum (2.42 maximum x 4.04 maximum)

L shaped with upvc double glazed window to the side.

Shower Room

7'10" x 4'10" (2.39 x 1.49)

First Floor Bedroom

20'5" x 14'6" (6.23 x 4.44)

Part restricted headroom. Double glazed Velux window and two level upvc double glazed windows to the front. Eaves storage.

Outside

Enclosed area of garden

Unit 2

Upvc double glazed door to the:

Open Plan Lounge/Kitchen

21'6" maximum x 10'2" maximum (6.56 maximum x 3.12 maximum)

L Shaped being fitted with a range of wall and floor units. Upvc double glazed window to the front and upvc double glazed French doors opening to the rear garden.

Bedroom/Living Room

14'8" x 13'3" (4.49 x 4.04)

Upvc double glazed window to the front and door to the front.

Bedroom

9'3" x 5'11" (2.83 x 1.82)

Upvc double glazed window to the rear.

Shower Room

9'6" x 3'2" (2.92 x 0.99)

First Floor Landing

Bedroom

15'0" x 9'6" (4.59 x 2.92)

Double glazed Velux window to the front and rear. Eaves storage.

Bedroom

18'5" x 12'5" maximum (5.63 x 3.81 maximum)

Double glazed Velux windows to the front and rear. Eaves storage.

Outside

To the rear of the property is an enclosed area of garden.

Unit 3

Upvc double glazed door with matching side panel to the:

PROPERTY DESCRIPTION

Open Plan Lounge/Kitchen

17'1" maximum x 17'10" maximum (5.23 maximum x 5.44 maximum)

L shaped and fitted with a range of wall and floor units, upvc double glazed door to the garden and stairs rising to the first floor.

Bedroom

11'1" x 8'8" (3.38 x 2.65)

Dual aspect windows to the side and front.

Shower Room

9'3" x 3'11" (2.82 x 1.20)

First Floor Galleried Bedroom

17'11" x 11'0" (5.48 x 3.36)

Part restricted headroom. Eaves storage.

Bedroom

18'3" x 9'4" (5.57 x 2.86)

Upvc double glazed windows to the front and rear. Eaves storage. Part restricted headroom.

Outside

Gardens to the side and rear.

To the Front of the Property

Area of off street parking for numerous vehicles.

Description

We are delighted to be able to offer a rare opportunity to purchase a detached house which is being converted into three separate dwellings. Completion of these works are required.

The property will comprise two three bedroom houses and one two bedroom house.

Directions

Proceed along the Berrow Road for approximately two miles passing the village green and the Co-op convenience store on the left hand side. Take a sharp left turning into Parsonage Road which in turn become Pinnocks Croft. Take a sharp right beside the Church onto Coast Road. Proceed along the Coast Road where Homeground will be found a quarter of a mile further along on the right hand side just past the entrance to Flowers Bloom Close. The property is located to the rear of Rosemary Cottage and accessed through electrically operated gates.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric 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

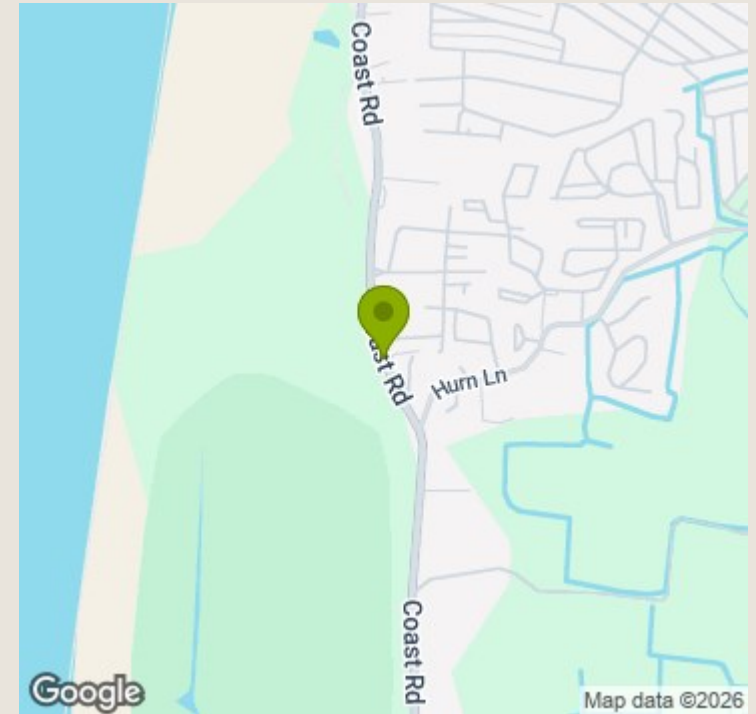
Flood Information:

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.
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

