2 Penmoor Road

Berrow, TA8 2ND

Offers In Excess Of £315,000

BERRYMAN'S

PROPERTY DESCRIPTION

An extended and improved three/four bedroom semi detached house situated in a good size plot offering highly flexible living accommodation with the benefit of off street parking for numerous vehicles.

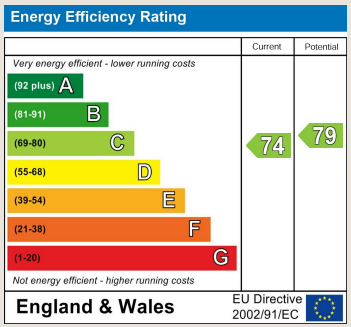
Entrance hall* lounge/diner* well appointed kitchen/breakfast room* ground floor bedroom/study with cloakroom off* useful side porch/store* first floor landing* three bedrooms* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking for numerous vehicles.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with side panels opening to the:

Entrance Hall

Stairs rising to the first floor.

Lounge/Diner

23'11" x 11'9" (7.30 x 3.59)

With double glazed window to the front and double glazed bi-fold doors opening to the rear garden.

Kitchen/Breakfast Room

17'10" x 10'6" plus recess (5.46 x 3.21 plus recess)

Fitted with an extensive range of wall and floor units to incorporate integrated washing machine and dishwasher, fridge and freezer, range style cooker (available by separate negotiation) with extractor hood over. One and a half bowl drainer sink unit, inset spotlights, upvc double glazed windows to the rear and upvc double glazed door to outside.

Ground Floor Bedroom 4/Study

11'9" maximum x 9'5" (3.60 maximum x 2.88)

Built in storage cupboard and upvc double glazed window to the front. Door to the:

Cloakroom

Comprising close coupled w.c., vanity wash hand basin and extractor fan.

First Floor Landing

Upvc double glazed window to the side. Access to roof space.

Bedroom 1

12'7" x 11'8" (3.86 x 3.58)

Two double built in wardrobes and upvc double glazed window to the front.

Bedroom 2

12'10" x 11'1" (3.93 x 3.40)

Airing cupboard and gas boiler supplying domestic hot water and radiators. Hot water tank and upvc double glazed window to the rear.

Bedroom 3

9'6" x 6'1" (2.90 x 1.86)

Upvc double glazed window to the front.

Bathroom

8'2" x 5'4" (2.49 x 1.64)

Fitted with a modern suite comprising panelled P shaped bath with rainhead and hand held shower over and screen, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Heated towel rail, recessed spotlights and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall opening to an area of block pavier driveway which is further extended with an area of decorative stone. This area is approximately 70ft x 45ft.

To the left hand side is a side porch/store running the length of the property and has doors either end.

Lawn area and off street parking for numerous vehicles.

To the rear of the property is a driveway offering further off street parking and access to the:

Garage

18'7" x 8'2" (5.67 x 2.51)

With up and over door, light and power.

PROPERTY DESCRIPTION

Rear Garden

Enclosed rear garden enjoying a sunny aspect and being laid principally to lawn with borders containing numerous shrubs and bushes. Outside tap.

Description

This attractive semi detached house has been extended, upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises good size entrance hall, lounge/diner with bi-fold doors opening to the rear garden, extended kitchen/breakfast room, ground floor bedroom/study with cloakroom off offering the potential to create a shower room should it be required.

To the first floor there is a landing, three bedrooms and an upgraded bathroom.

The property benefits from gas central heating, upvc double glazed windows and enclosed garden to the rear.

To the rear of the property is a garage and driveway and to the front of the property there is a large area of off street parking suitable for numerous vehicles, motorhome or caravan.

Offered in good decorative order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed in a northerly direction along Berrow Road into the village of Berrow passing the village green and Co-Op store on the left hand side. Take a sharp left into Parsonage Road and left into Church House Road. Proceed down Church House Road and Penmoor Road will be found on the left hand side. Proceed down Penmoor Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

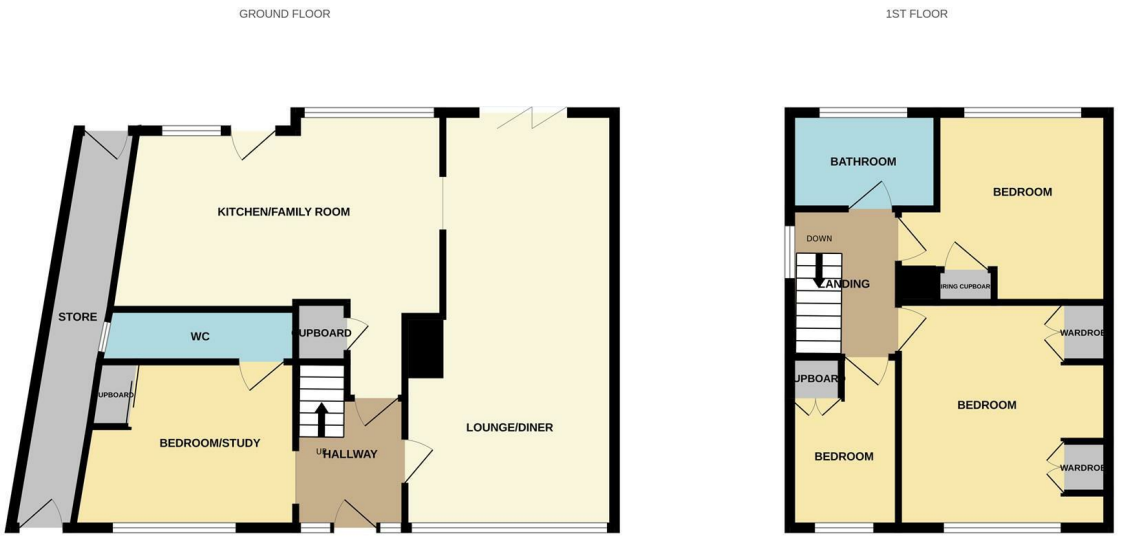
Council Tax Band-C

EPC-C

- 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

BERRYMAN'S

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