

27 Barton Road

Berrow, TA8 2LT

Price £230,000

BERRYMAN'S

PROPERTY DESCRIPTION

An extended three bedroom semi detached house situated in the ever sought after village of Berrow in need of some upgrading offered with upgraded consumer unit and gas central heating with modern combination boiler.

Must be seen to be fully appreciated.

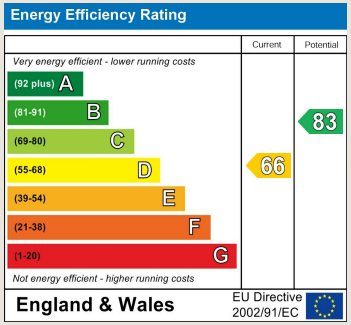
Entrance hall* good size lounge* dining room* large kitchen/breakfast room* three bedrooms* bathroom* double glazed windows* gas central heating* garage* gated off street parking* enclosed low maintenance garden to the rear.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Understair storage cupboard and stairs rising to the first floor.

Lounge

21'0" x 11'0" (6.41 x 3.36)

Upvc double glazed bow window to the front, double doors opening to the:

Dining Room

13'3" x 8'2" (4.05 x 2.51)

Upvc double glazed French doors opening to the rear garden.

Kitchen

16'4" x 8'10" (5.00 x 2.70)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated double oven, hob and extractor fan. Breakfast bar, plumbing for automatic washing machine, upvc double glazed window to the rear and upvc double glazed door to outside. Double glazed Velux window.

First Floor Landing

Loft access and cupboard housing the gas combination boiler supplying domestic hot water and radiators.

Bedroom 1

12'2" x 11'2" (3.71 x 3.42)

Built in wardrobe.

Bedroom 2

11'2" x 10'2" (3.42 x 3.10)

Fitted wardrobe and upvc double glazed window to the rear.

Bedroom 3

9'2" x 6'10" (2.80 x 2.10)

Double glazed window to the front.

Bathroom

Comprising panelled bath with shower over with rainhead and hand held shower, close coupled w.c., pedestal wash hand basin, heated towel rail and double glazed obscured window to the rear.

Outside

To the front of the property is a boundary fence with gate opening to the front garden with pathway leading to the front door.

There is a front garden lawned area with borders of decorative stone.

Rear Garden

Enclosed garden area with decking and laid to decorative stone.

Two substantial gates give access to a driveway which in turn leads to the:

Single Garage

With up and over door.

Outside tap.

PROPERTY DESCRIPTION

Description

This ever sought after design of three bedroom semi detached house has been extended to the ground floor and offers well proportioned living accommodation that briefly comprises entrance hall, lounge, separate dining room, good size kitchen/breakfast room, first floor landing, three bedrooms and bathroom.

The property benefits from having gas central heating with modern combination boiler, upgraded consumer unit, garage, gated off street parking.

The property is in need of modernisation and offers a great opportunity for an individual to put their own mark on this ever attractive type of property.

Directions

From Burnham-on-Sea proceed in a northerly direction along the Berrow Road into the village of Berrow passing the convenience store and post office on the left hand side. Proceed passing the village green and the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

- 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





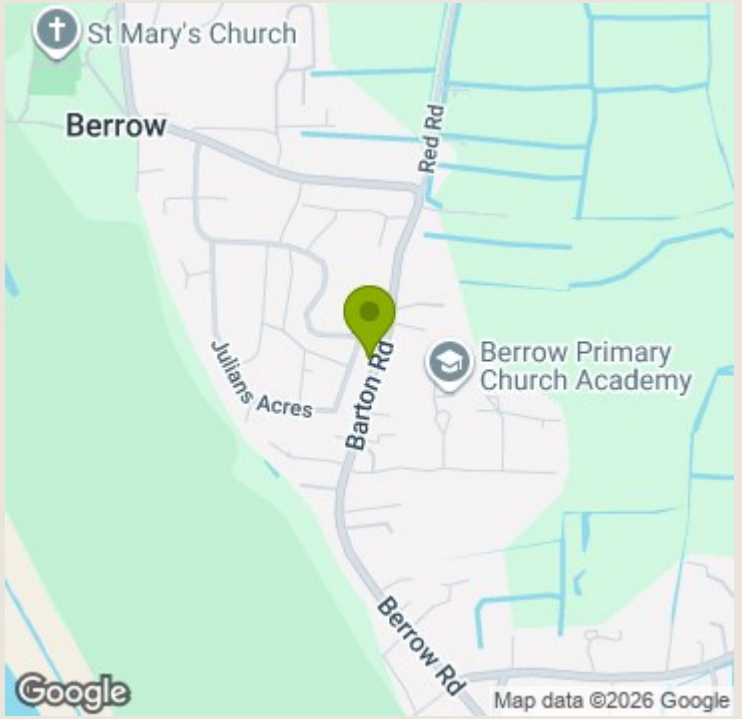







BERRYMANS
FOR SALE





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, Amicus Law up to £175 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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