



34 Church House Road

Berrow, TA8 2NG

Price £450,000



# PROPERTY DESCRIPTION

An extended and upgraded five bedroom detached house with double garage, large carport and off street parking for numerous vehicles set in a mature corner plot in a highly sought after village location.



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## Local Authority

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# PROPERTY DESCRIPTION

## Accommodation (Measurements and directions are app

Upvc double glazed door with obscured side panels to the:

### Entrance Porch

9'3" x 5'0" (2.82 x 1.52)

Built in storage cupboards and upvc double glazed window to the front. Tiled floor and multi pane door and side panel to the:

### Entrance Hall

Dog legged staircase rising to the first floor. Understair storage cupboard.

### Cloakroom

Comprising close coupled w.c., wash hand basin, part tiled walls, tiled floor and upvc double glazed obscured window to the side.

### Sitting Room

20'10" x 17'0" maximum (6.35 x 5.18 maximum)

Upvc double glazed bay window to the front, feature fireplace extending to either side to provide storage and television stand.

### Dining Room

14'4" x 9'11" (4.37 x 3.02 (4.36 x 3.03))

Double glazed patio door to the garden. Door to the:

### Conservatory

15'5" x 10'2" (4.70 x 3.10)

Part brick and part upvc double glazed construction. Two upvc double glazed French doors opening to the rear garden. Tiled floor.

### Kitchen/Breakfast Room

19'11" x 11'5" maximum (6.07 x 3.48 maximum)

Fitted with an extensive range of wall and floor units with one and a half bowl drainer sink unit, water softener, plumbing for automatic washing machine and dishwasher,

space for tumble dryer, electric cooker point, extractor fan and upvc double glazed windows to either side. Upvc double glazed obscured door to the driveway.

### First Floor Landing

Two loft access points. Cupboard housing the Baxi combination boiler supplying domestic hot water and radiators.

### Bedroom 1

11'5" x 10'10" (3.48 x 3.30 (3.47 x 3.31))

Two built in wardrobes and bedside cabinets, upvc double glazed window to the rear.

### En Suite Shower Room

8'4" x 5'7" (2.54 x 1.70)

Tiled shower cubicle, has and her wash hand basins, recessed spotlights, upvc double glazed obscured window to the rear.

### Bedroom 2

10'10" x 10'7" (3.30 x 3.23 (3.31 x 3.22))

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

### Bedroom 3

10'10" x 10'2" (3.30 x 3.10)

Double built in wardrobe, upvc double glazed window to the rear.

### Bedroom 4

11'9" x 9'1" (3.58 x 2.77)

Wall length wardrobes. Upvc double glazed window to front.

### Bedroom 5

9'1" x 9'1" (2.77 x 2.77)

Double built in wardrobe and upvc double glazed window to the front.

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## Family Bathroom

9'2" x 6'5" (2.79 x 1.96)

Comprising corner spa bath, tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window to the rear.

## Outside

To the front and side of the property is a boundary fence with area laid principally to lawn with mature bushes, shrubs etc.

Double width driveway providing off street parking for numerous vehicles part of which is covered with a:

## Carport

26'4" x 21'4" (8.03 x 6.50 (8.02 x 6.49))

## Double Garage

17'5" x 16'10" (5.31 x 5.13 (5.32 x 5.12))

Pitched and tiled roof with two independent up and over doors. Power, light and upvc double glazed window to the side.

Gates either side of the property lead to the:

## Enclosed Rear Garden

Good sized lawn area. Patio adjoining the rear of the property, raised area of decorative stone, built in barbeque, outside light and outside tap.

The gardens enjoy a good degree of privacy and are a particular feature of the property making a full inspection essential.

## Description

The property is situated in the sought after village of Berrow to the north of

Burnham-on-Sea being within close proximity of the sandy beach, village hall, local school, convenience store and post office.

This attractive detached house has been substantially upgraded and extended over the years to offer well planned, deceptively sized accommodation that benefit from having a good sized double garage, car port and off street parking for numerous vehicles.

The property is set in a choice corner plot with a sunny aspect garden to the rear and offers deceptively sized living accommodation that must be seen to be fully appreciated.

## 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 left into Church House Road. Proceed down Church House Road bearing right and the property will be found a little further along on the left hand side.

## Material Information

- Mains gas, electric and water at the property.
- 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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)



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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.
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