



27 Monkstone Drive

Berrow, TA8 2NW

Offers In Excess Of £375,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A deceptively sized, extended, upgraded and reconfigured detached bungalow situated in a highly sought after village location to the north of Burnham-on-Sea. Must be seen to be fully appreciated.

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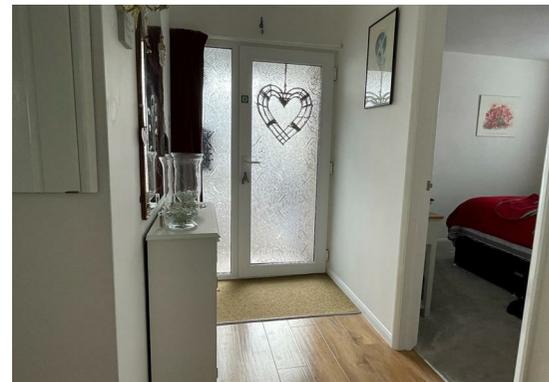
Local Authority

Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C	70		
(55-68) D			
(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

Recessed storm porch giving access to the:

Entrance Hall

Recessed bookshelves and access to the boarded, shelved and insulated roof space via Titon midmade delux loft ladder. Airing cupboard.

Sitting Room/Living Room

22'10" x 14'5" (6.96 x 4.39 (6.97 x 4.40))

Stunning room with part vaulted ceiling, underfloor heating and three upvc double glazed French doors opening to the rear and additional upvc double glazed French doors with matching side panels to the side. Two electronically operated roof Velux windows with integral blinds, television point and two upvc double glazed doors opening to the:

Kitchen/Dining Room

23'0" x 13'2" maximum (7.01 x 4.01 maximum)

"L" shaped with kitchen area being fitted with an extensive range of white fronted wall and floor units with solid beech worktops. Stainless steel sink unit with pull out tap and water softener, built in stainless steel double electric Hotpoint oven with stainless steel gas hob with five burners, black/glass chimney extractor fan with stainless steel splashbacks. Large picture double glazed window looking into the sitting room/living room.

The dining area has large built in storage cupboard and upvc double glazed Velux roof light.

Bedroom 1

16'8" x 10'11" (5.08 x 3.33 (5.07 x 3.34))

Plus upvc double glazed bow window to the front and two double built in wardrobes.

Bedroom 2

11'0" x 9'9" (3.35 x 2.97)

Upvc double glazed window to the front.

Bathroom

8'7" x 6'7" (2.62 x 2.01)

White suite comprising corner bath with seat, corner Quadrant shower cubicle with multi jet tower shower system with rainhead shower, feature counter top wash hand basin set on wooden plinth, close coupled w.c., recessed spotlights, upvc double glazed obscured window to the side.

Outside

To the front of the property is a large low maintenance front garden with vehicular grade hardstanding in blue welsh slate.

Concrete driveway provides off street parking for numerous vehicles and leads to the:

Garage

17'11" x 9'0" (5.46 x 2.74)

With up and over door, light and power. Upvc double glazed door opening to the rear garden.

PROPERTY DESCRIPTION

Set between the bungalow and the garage are two substantial wooden gates giving access to a further area of blue Welsh slate offering secure off street parking for caravan/motorhome/boat etc.

South Facing Rear Garden

The rear garden is enclosed and enjoys a good degree of privacy. Located immediately to the rear of the property is an attractive area of patio with beautiful summerhouse.

Two outside power points and water tap.

Summerhouse

14'0" x 10'0" (4.27 x 3.05)

With two sets of French doors to the front and side.

This offers great potential for a home office/entertaining space etc.

Also in the rear garden are raised flower beds, lawn area, areas of bushes, shrubs and trees.

Greenhouse

12'0" x 8'0" (3.66 x 2.44)

Description

This stunning detached bungalow offers deceptively sized living accommodation that has been upgraded and improved to offer well planned beautifully appointed living accommodation.

The property benefits from having a large living/sitting room extension added to the rear of the property at the same time being re-roofed. The property briefly comprises entrance hall, stunning living/sitting room, large beautifully appointed kitchen/dining room, two double bedrooms and luxury bathroom.

The property further benefits from having upvc double glazed windows, gas central heating, low maintenance front garden and driveway offering off street parking for numerous vehicles as well as gated secure parking for the storage of caravan/boat etc.

The property is set in an attractive plot with 14ft by 10ft summerhouse that offers the potential for a superb home office.

The rear garden is enclosed and enjoys a good degree of privacy.

The property has been finished to exceptional standards with Karndean flooring throughout and must be seen to be fully appreciated.

An early application to view this rarely available quality of property is strongly recommended by the vendors selling agents.

Directions

Proceed in a northerly direction along Berrow Road into the village of Berrow.

Proceed passing the Co-op convenience store on the left hand side taking a sharp left into Parsonage Road which in turn becomes Pinnocks Croft. Take a left into Church House Road and right into Julians Acres. Proceed down Julians Acres taking a left into Monkstone Drive and the bungalow will be found on the right hand side.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

