



162 Berrow Road

Burnham-On-Sea, TA8 2PN

Price £510,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive detached house situated north of Burnham-on-Sea with large mature gardens to rear with superb aspect over agricultural land towards Brent Knoll.

Entrance porch* entrance hall* cloaks/shower room* living room* dining room* morning room/bedroom 5 with study off* kitchen/breakfast room* side lobby* four first floor bedrooms* bathroom* security alarm system* garage* off street parking for numerous vehicles* large mature garden to rear with open aspect.

Local Authority

sedgemoor District Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Mainly glazed door gives access into:

Entrance Porch

Courtesy light, low maintenance flooring, multi pane glazed door with matching side screen giving access into:

Entrance Hall

Staircase to the first floor with understairs cupboard, low maintenance flooring, radiator, recessed display area. Door to inner lobby which in turn gives access into the garage.

Cloakroom/Shower Room

A white suite comprising close coupled w.c, pedestal wash hand basin, shower cubicle housing a Mira Go contemporary shower unit, mainly tiled walls, tiled flooring, obscured upvc double glazed window to the side elevation.

Living Room

21'1" x 10'11" (6.43 x 3.33)

Feature fireplace housing a coal effect living flame gas fire, coved ceiling, wall lights, television point, sliding patio doors give access to the rear garden, double doors lead through to:

Morning Room/Bedroom 5

11'10" x 9'3" (3.63 x 2.82)

Sliding patio doors giving access to the rear garden, low maintenance flooring, further upvc double glazed frosted window to the side elevation. A door leads through to:

Study/Office

8'3" x 6'6" (2.54 x 2)

Obscured double glazed window to the side elevation, sky light, low maintenance flooring, recessed shelving, telephone point.

Dining Room

14'2" into bay x 12'11" (4.34 into bay x 3.94)

Upvc double glazed bay window to the front elevation, telephone point, television and Sky points, arched display recess.

Kitchen/Breakfast Room

19'3" x 8'7" maximum (5.89 x 2.62 maximum)

Fitted with a comprehensive range of kitchen units comprising wall mounted and base units with sliding drawers, corner display, glazed display, plate rack, wood effect roll edge work surfaces, fitted breakfast bar, space for upright fridge freezer, Belling cooker to remain with extractor/cooker hood over, plumbing for automatic washing machine and dishwasher, bowl and a half drainer sink unit, obscured upvc double glazed window to the side elevation, upvc double glazed french doors give access to the rear garden, access door to:

Side Lobby

Coat hanging facilities, tiled flooring, upvc double glazed door to the front elevation and to the rear elevation, light.

First Floor Landing

Upvc double glazed window to the side elevation, airing cupboard, loft access (with fitted ladder, 2 windows, light and part boarded).

Bedroom 1

14'4" x 12'11" maximum (4.37 x 3.96 maximum)

Double glazed window to the front elevation. Partly completed walk in wardrobe/potential en suite.

Bedroom 2

13'1" x 10'11" maximum (4.01 x 3.35 maximum)

Dual aspect with upvc double glazed windows to the side and a picture window to the

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rear which provides a super far reaching view across the garden and neighbouring countryside towards Brent Knoll, linen cupboard.

Bedroom 3

9'3" x 8'6" (2.84 x 2.6)

Double glazed picture window to the rear elevation offering a far reaching view across countryside towards Brent Knoll.

Bedroom 4

8'2" x 6'3" (2.5 x 1.93)

Upvc double glazed window to the front elevation.

Bathroom

A white suite comprising close coupled w.c, pedestal wash hand basin, panelled bath with shower over, 2 upvc double glazed frosted windows to the side elevation.

Outside

To the front of the property is a low maintenance style garden which has been mainly laid to pressed concrete providing off road parking for numerous vehicles, shrubs, trees etc. There is an outside tap to the front side access which leads through to the rear garden. To the rear of the property is a large mature garden which has been imaginatively landscaped by the current owner with patio area, lawned area flanked by maturing borders housing a variety of shrubs, bushes, trees etc, feature ornamental ponds with decking area out over the pond and small bench, further lawned area, mature borders and beds, wide variety of plants etc, further paved area to the rear boundary with stone garden furniture enjoying a super view across open countryside towards Brent Knoll, timber summer house/potential home office.

Garage

Metal up and over door, power, light and integral door to the lobby.

Description

Situated on the north side of the town of Burnham-on-Sea approximately one and a half miles from the town centre and within easy walking distance of the beach and championship golf course at Burnham and Berrow.

The M5 junction 22 at Edithmead is just over three miles away giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge which is approximately three miles away.

This attractive detached house offers highly versatile living accommodation suitable for numerous alternative uses for those with dependent relative or large family.

The property is set on a large mature plot and is offered in good order throughout. An early application to view is strongly recommended.

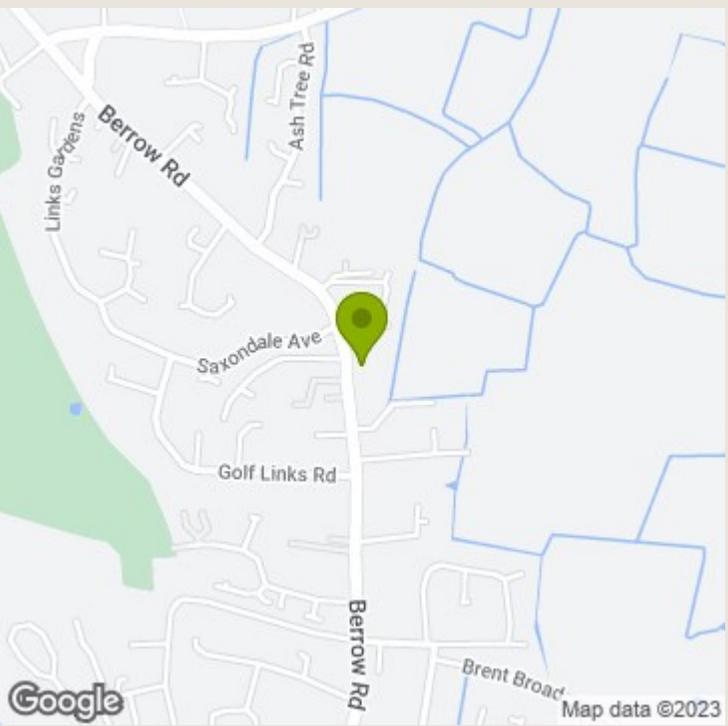
Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road passing the indoor swimming pool on the left hand side. Proceed past the inland lighthouse and the property will be found on the right hand side.









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

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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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