



120 Berrow Road
Burnham-On-Sea, TA8 2PG
Price £495,000



PROPERTY DESCRIPTION

Imposing four bedroom, three reception detached house, with double garage, large mature garden to rear retaining great character and charm, must be seen to be fully appreciated.

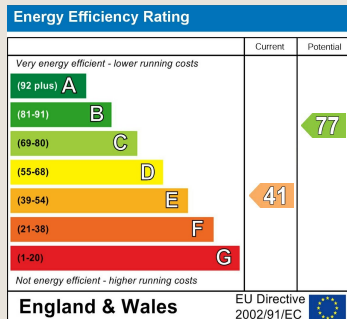
Entrance porch* Imposing entrance hall* Lounge* Dining room* Breakfast room* Kitchen with conservatory off* four first floor bedrooms* Bathroom* Separate cloakroom* Gas central heating* Double garage* Off street parking for numerous vehicles* Large mature garden to rear* Must be seen.

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements approximate)

Wooden door to the:

Entrance Porch

With feature tiled flooring, further part glazed door with matching side panel to the:

Imposing Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Lounge

15'2" maximum x 14'1" (4.64 maximum x 4.31)

Secondary glazed bay window to the front. Picture rail, feature fire surround with open hearth, wall light points, television point.

Dining Room

14'0" x 14'2" maximum (4.27 x 4.34 maximum)

Secondary glazed bay window to the front. Picture rail, feature fire surround with open hearth.

Breakfast Room

14'1" x 11'5" maximum (4.31 x 3.48 maximum)

Bay with double glazed door opening to the rear garden. Secondary glazed windows to either side and feature fire surround with open hearth.

Archway through to the:

Kitchen

14'0" x 9'1" (4.28 x 2.77)

Fitted with a range of wall and floor units to incorporate electric cooker point, single drainer sink unit, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, windows to the side and rear, gas boiler supplying domestic hot water and radiators, part glazed door to the:

Conservatory

15'3" x 5'3" (4.67 x 1.62)

Upvc double glazed construction with double glazed sliding door to outside.

First Floor Landing

Secondary glazed window to the side. Access to roof space with ladder. Picture rail.

Bedroom 1

15'1" x 14'1" (4.62 x 4.31)

Secondary glazed window to the front, picture rail.

Bedroom 2

14'2" x 14'1" maximum (4.33 x 4.30 maximum)

Secondary glazed bay window to the front and built in wardrobes. Picture rail.

Bedroom 3

13'1" x 9'2" (3.99 x 2.80)

Built in storage cupboards, secondary glazed window to the rear, picture rail.

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Bedroom 4

12'2" x 6'9" (3.71 x 2.08)

Built in wardrobe, built in airing cupboard, secondary glazed window to the side, picture rail.

Bathroom

9'1" x 4'6" (2.77 x 1.39)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Tiled walls, secondary glazed window to the rear.

Cloakroom

Comprising low level w.c., wash hand basin and secondary glazed window to the rear.

Outside

To the front of the property is a low boundary wall with mature hedging and garden area laid principally to lawn.

To the side of the property are two wrought iron gates opening to the long driveway offering off street parking in turn leading to the:

Double Detached Garage

22'7" x 14'8" (6.89 x 4.48)

With up and over door, windows to the side and rear and personal access door to the rear garden.

Large Enclosed Garden

Laid to lawn with patio area and pond.

The garden has a wide variety of bushes, shrubs, trees etc and is a particular feature of this attractive family home.

Description

Attractive imposing detached house, situated in a highly sought after location, to the north of Burnham on sea, being within a short drive, of Burnham-on-Sea town centre and the sea front.

It is conveniently located next to the championship golf course and briefly comprises entrance porch, imposing entrance hall, lounge, dining room, breakfast room, kitchen with conservatory off, good sized landing, four bedrooms, bathroom, separate cloakroom and gated driveway leading to a double detached garage with large mature garden to the rear.

The gardens are a particular feature of this property making a full inspection essential.

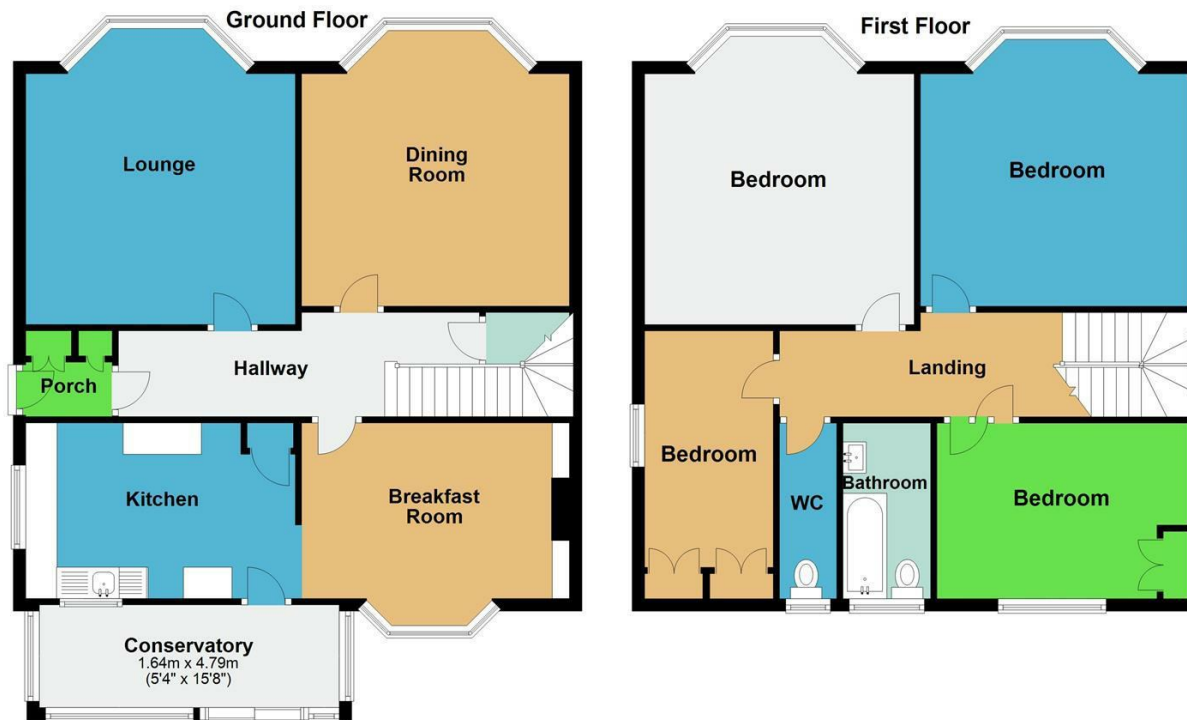
Directions

From Burnham on sea town centre proceed in a northerly direction along the Berrow road, passing St Christopher's road, on the left hand side, with the property further along on the right hand side.









Total area: approx. 155.7 sq. metres (1676.3 sq. feet)



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

01278 793700

sales@berrymansproperties.net

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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.
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