



Ronan House Brent Road

Burnham-On-Sea, TA8 2JU

Price £550,000



PROPERTY DESCRIPTION

Immaculately presented four bedroom detached home situated in a sought after location with stunning views across fields to both the front and rear with the benefit of a generous private garden, gated off street parking and double garage with electric up and over door.

Entrance porch* imposing entrance hall* lounge* dining room* conservatory* kitchen* utility/breakfast room* cloakroom* first floor landing* four bedrooms* master en suite shower/bathroom* family shower room* separate w.c.* upvc double glazed windows* gas central heating* double garage* gated off street parking for numerous vehicles* good sized mature gardens to the front and rear with far reaching views to both.

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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 are approximate)

Obscure glazed composite door with obscure double glazed side panel leads to the:

Entrance Porch

5'6" x 3'2" (1.70 x 0.97)

Obscure glazed door and side panel to the:

Imposing Entrance Hall

14'4" x 6'2" (4.38 x 1.88)

Stairs rising to the first floor with understair recess. Display niche with light.

Lounge

15'7" x 15'5" (4.77 x 4.72)

Feature fire surround with gas fire, television point and upvc double glazed window to the front. Archway through to the:

Dining Room

13'10" x 11'1" (4.24 x 3.39)

Wall light points. Door to the kitchen and double glazed patio doors to the:

Conservatory

19'11" x 7'8" (6.08 x 2.36)

Single glazed aluminium construction with two pairs of sliding doors opening to the rear garden.

Kitchen

14'0" maximum x 10'7" (4.28 maximum x 3.25)

Fitted with a comprehensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated eye level double oven, gas hob and extractor fan over, American style fridge/freezer, upvc double glazed window to the rear.

Utility/Breakfast Room

11'10" maximum x 10'3" maximum (3.63 maximum x 3.13 maximum)

Comprising work surface with inset sink unit, automatic washer/dryer and dishwasher, wall

mounted Worcester gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and upvc double glazed obscured door to outside.

Cloakroom

Comprising close coupled w.c., wash hand basin and upvc double glazed window to the side.

First Floor Landing

12'2" maximum x 7'2" (3.73 maximum x 2.20)

Airing cupboard, access to loft space via ladder.

Master Bedroom

18'8" x 10'5" (5.70 x 3.19)

Range of built in bedroom furniture to include wardrobes, chest of drawers and vanity unit.

Upvc double glazed window to the front with field views.

En Suite Bathroom/Shower Room

10'5" x 6'6" (3.19 x 2.00)

Comprising panelled bath, separate low level access shower with rain head and hand held shower, wall mounted vanity wash hand basin with cupboards below and illuminated anti mist mirror over, recessed spotlights, upvc double glazed window to the rear.

Bedroom 2

12'1" x 11'3" (3.70 x 3.45)

Double built in sliding mirror door wardrobes, upvc double glazed window to the front with field views.

Bedroom 3

12'2" x 11'8" (3.73 x 3.57)

Fitted with a range of built in bedroom furniture to include wardrobes, chest of drawers and vanity unit. Upvc double glazed window to the rear with field views.

Bedroom 4

10'6" x 8'8" (3.22 x 2.65)

Built in double wardrobe and upvc double glazed window to the front with field views.

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Family Shower Room

6'9" x 5'10" (2.07 x 1.78)

Low level access shower with rain head and hand held shower, wall mounted vanity wash hand basin with cupboards below. Tiled walls, heated towel rail and upvc double glazed window to the rear.

Separate w.c.

Close coupled w.c. and upvc double glazed window to the rear.

Outside

To the front of the property is a boundary wall with double wrought iron gates opening to a long driveway offering off street parking for numerous vehicles in turn leading to the:

Double Garage

18'6" x 16'5" (5.65 x 5.01)

With remote controlled up and over door. light and power. Door to rear garden.

Gates either side of the property lead to the:

Large Rear Garden

Good sized patio area, large lawned area and borders containing numerous shrubs, bushes, trees etc.

Shed

6'10" x 4'11" (2.10 x 1.50)

Greenhouse

7 x 5 (2.13m x 1.52m)

Single glazed with sliding door.

Summerhouse

7'10" x 5'10" (2.41 x 1.79)

Outside tap and outside light.

The gardens are a particular feature of this stunning property backing onto agricultural land making a full inspection essential.

Description

The property is situated on the north side of the town close to the border with the village of Berrow which benefits from having a medical centre with doctors surgery, dentist and pharmacy which is located a short distance away. The co-op convenience store is also close by as is the village post office.

The property is set in a delightful location with a superb rural aspect to the front and the rear. The property is within easy reach of the championship golf links at Burnham and Berrow and a stroll across the golf links to the miles of sandy beach.

Directions

Proceed north along Berrow Road passing the inland lighthouse on the left hand side. Continue towards the village of Berrow and just prior to the village turn right into Ash Tree Road. Proceed to the end of Ash Tree Road and at the T junction with Brent Road turn right. Proceed down Brent Road and the property will be found 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:

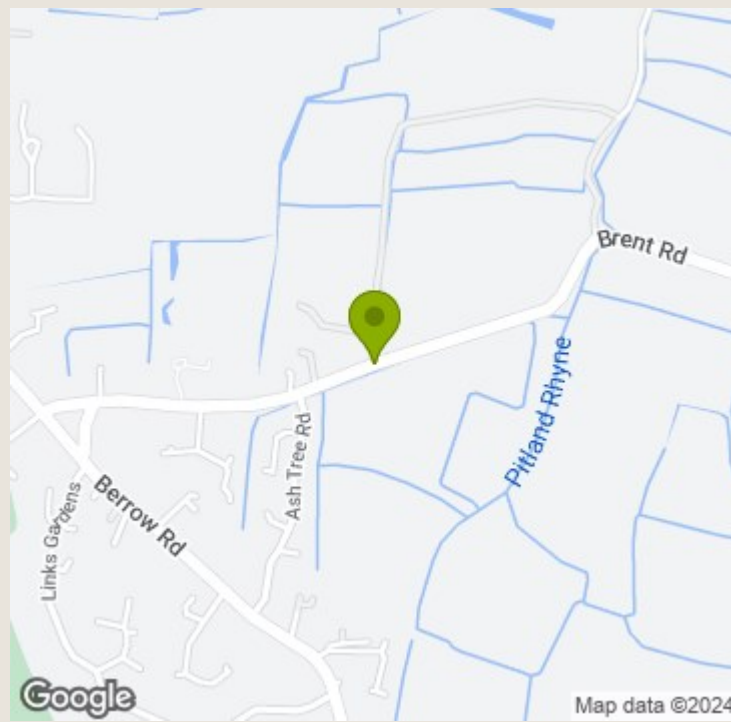
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<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

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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.
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 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

