



96 Berrow Road

Burnham-On-Sea, TA8 2HN

Price £375,000



PROPERTY DESCRIPTION

We are delighted to be able to offer for sale an imposing three storey residence that retains great character and charm set back from the road having a good sized garden to the rear and offering highly flexible living accommodation in need of some modernisation and improvement. Must be seen to be fully appreciated.

Entrance vestibule* reception hall* cloakroom* drawing room* lounge* kitchen* pantry* utility room* four first floor bedrooms* bathroom* separate w.c* second floor non self contained flatlet comprising lounge/diner* kitchenette* bedroom* bathroom* gas central heating* off street parking for numerous vehicles* good sized rear garden* retaining great character and charm* in need of some modernisation.

Local Authority

Somerset Council 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	79
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two multi pane doors to the:

Entrance Vestibule

5'5" x 5'5" (1.67 x 1.67)

Tessellated floor, cornice ceiling. Two further multi pane doors opening to the:

Imposing Reception Hall

15'9" x 5'5" (4.82 x 1.66)

With feature ceiling an cornice. 1.22m wide staircase leading to the first floor.

Cloakroom

Pedestal wash hand basin an close coupled w.c. Part wood panelled walls.

Drawing Room

21'7" x 16'4" (6.59 x 5)

With recessed area measuring 3.21m x 1.15m with window to the front, feature stone fireplace with open hearth, built in wooden seating to either side. Three double glazed windows to the front, feature ceiling with cornice.

Lounge

15'4" maximum x 17'1" maximum (4.68 maximum x 5.23 maximum)

L shaped room with two double glazed windows to the rear. One double glazed window to the side. Television point.

Kitchen

18'9" x 7'5" (5.72 x 2.28)

Fitted with a range of floor units to incorporate one and a half bowl drainer sink unit, range cooker, space for American style fridge/freezer, wall mounted Worcester boiler supplying domestic hot water and radiators, double glazed window to the rear, large storage cupboard.

Pantry

7'6" x 4'0" (2.3 x 1.23)

Wall and floor units with access door to the understair storage cupboard.

Utility Room

4'7" x 4'5" (1.42 x 1.37)

Worktop with plumbing for automatic washing machine and space for fridge. Double glazed obscured door to the rear garden.

First Floor Landing

Stairs rising to the second floor. Airing cupboard and linen cupboard.

Bedroom 1

22'4" maximum x 16'9" (6.83 maximum x 5.13)

Double glazed bay window to the front. Feature fire surround, pedestal wash hand basin with cupboards below, cupboard with shower cubicle, cornice ceiling and picture rial.

Bedroom 2

19'9" x 11'4" (6.02 x 3.46)

Double glazed window to the rear. Corner fireplace.

Bedroom 3

15'6" x 10'4" maximum (4.73 x 3.15 maximum)

Recess with shower cubicle, storage cupboard, double glazed window to the front.

Bedroom 4

10'0" x 7'6" (3.06 x 2.29)

Two double glazed windows to the rear.

Bathroom

10'7" x 6'8" (3.24 x 2.05)

Comprising panelled bath, separate shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled floor, double glazed obscured window to the rear.

Separate WC

Comprising close coupled w.c., double glazed obscured window to the rear and tiled floor.

Second Floor Non Self Contained Flatlet

PROPERTY DESCRIPTION

Lounge/Dining Room

20'6" maximum x 22'6" maximum (6.27 maximum x 6.88 maximum)

T shaped room with three Velux windows and access to eaves storage.

Kitchenette

15'10" x 5'0" (4.83 x 1.53)

Part restricted headroom with range of units to incorporate one and a half bowl drainer sink unit.

Bedroom

13'1" x 11'8" (3.99 x 3.58)

Part restricted headroom. Built in wardrobe and Velux window to the rear. Eaves storage.

Bathroom

10'7" x 9'5" (3.23 x 2.88)

Comprising panelled bath with separate shower cubicle, close coupled w.c., pedestal wash hand basin.

Outside

The property is set approximately 50ft back from the road offering a large block pavier area for off street parking for numerous vehicles. Borders containing shrubs and bushes.

Rear Garden

Good sized "double width" garden which is L shaped and of a good size with large patio area and large lawn area. Storage shed, greenhouse, outside tap and outside light.

Description

This imposing three storey property retains great character and charm and simply must be seen to be fully appreciated. The property offers highly versatile living accommodation set over three storeys and briefly comprises entrance vestibule, imposing entrance hall with wide staircase rising to the first floor, large drawing room with feature recessed fireplace with integrated seating, separate lounge, kitchen with pantry off, utility room to the ground floor. To the first floor there are four bedrooms with two of the rooms having showers, family bathroom and separate w.c. To the second floor there is a non self contained flatlet which

briefly comprises T shaped lounge/dining room with kitchenette, double bedroom and bathroom off. The property benefits from gas central heating, large area of off street parking and is set in a good sized plot.

The property is located within a short walk of the miles of sandy beach and within close proximity of the town centre.

Properties of this type rarely become available for sale and an early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea town centre proceed in a northerly direction along Berrow Road and the property will be found on the right hand side just before the turning into Brightstowe Road.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Mains Water (No water meter)

Gas central heating

- Mains drainage
- No flooding in the last 5 years
- 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:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

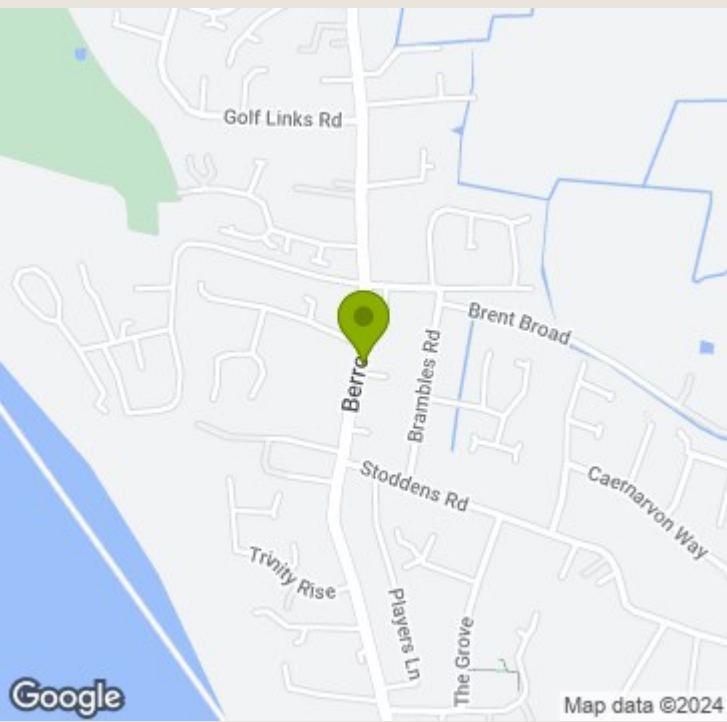
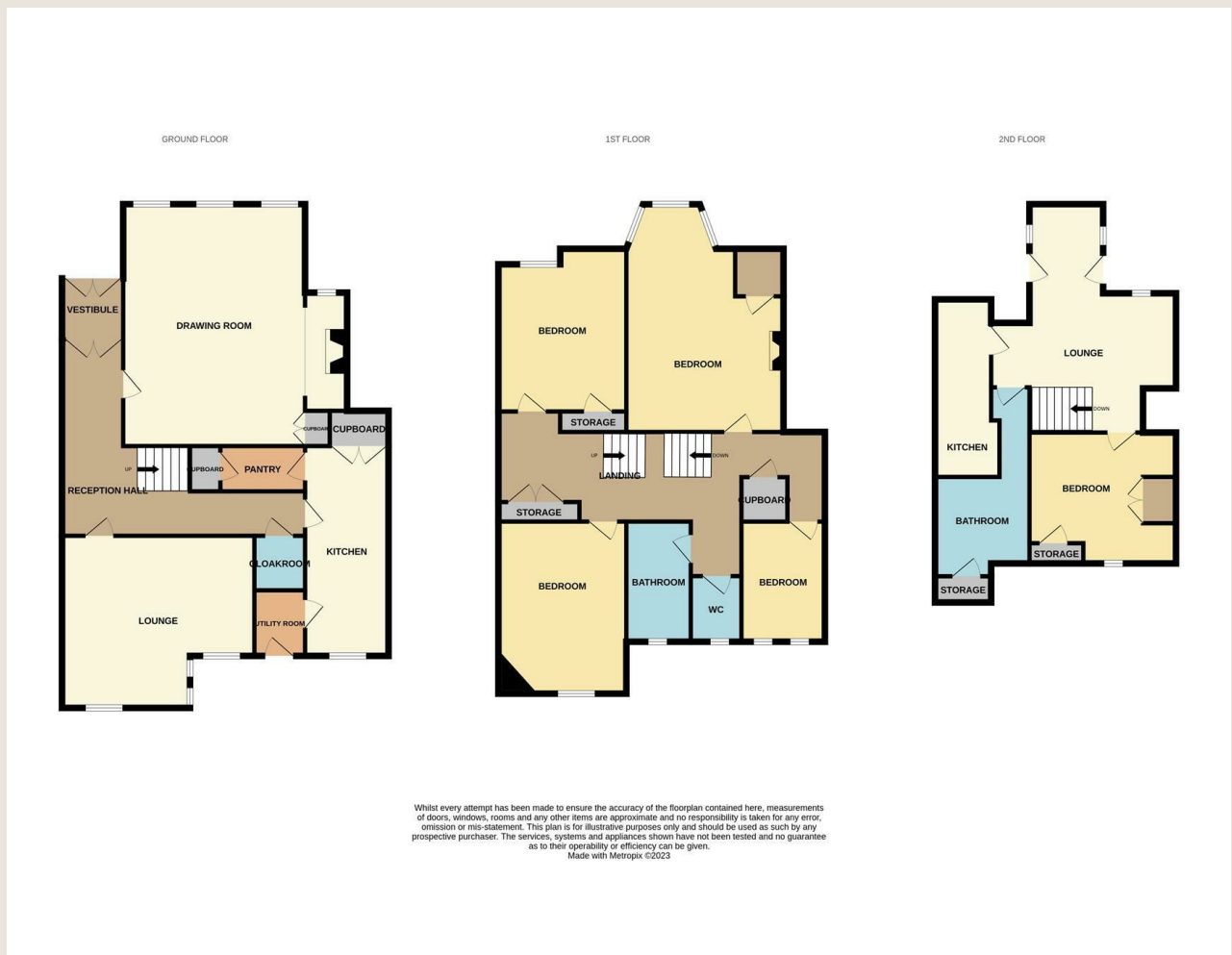
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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

