



Inglebrook Brent Road

Burnham-On-Sea, TA8 2JU

Price £315,000



PROPERTY DESCRIPTION

Attractive older style semi detached house set well back from the road in a good sized mature plot in a convenient location close to local amenities and within a short walk of the miles of sandy beach.

Entrance porch* entrance hall* lounge* open plan kitchen/dining/sitting room* lean to off* three bedrooms* family bathroom* double glazed windows* gas central heating with modern combination boiler* off street parking for numerous vehicles* garage/workshop* good sized enclosed garden to the rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(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)

Feature double glazed composite door with double glazed side panel to the:

Entrance Porch

Opening to the:

Entrance Hall

12'4" x 5'6" (3.76 x 1.70)

Stairs rising to the first floor and understair storage. Recessed spotlights.

Lounge

13'2" maximum x 12'0" (4.03 maximum x 3.67)

Upvc double glazed bay window to the front. Feature recess, electric fire with television point over, storage cupboards with overlighting, recessed spotlights.

Open plan Kitchen/Dining/Sitting Room

Kitchen Area

13'8" x 7'2" (4.19 x 2.19)

Fitted with a modern range of wall and floor units to incorporate integrated gas hob with extractor over, electric oven and microwave. Integrated dishwasher, single sink drainer unit with hose style tap, door to the lean to and upvc double glazed window to the rear enjoying and aspect over the rear garden.

Wide opening to the:

Dining/Sitting Room Area

11'1" x 9'7" (3.40 x 2.94)

Space for fridge/freezer, double glazed patio door to the:

Lean To

8'10" x 8'8" (2.71 x 2.66)

Of double glazed and wooden construction. Plumbing for automatic washing machine

and space for tumble dryer. Two double glazed wooden doors opening to the rear garden.

First Floor Landing

Double glazed window to the side. Access to roof space. Recessed spotlights.

Bedroom 1

13'2" maximum x 9'8" (4.03 maximum x 2.97)

Upvc double glazed bay window to the front. Recessed spotlights.

Bedroom 2

11'2" x 10'9" (3.41 x 3.28)

Cupboard housing the combination boiler supplying domestic hot water and radiators.

Recessed spotlights and double glazed window to the rear with aspect over agricultural land.

Bedroom 3

8'0" x 8'0" (2.46 x 2.45)

Recessed spotlights and double glazed window to the front.

Bathroom

7'3" x 6'11" (2.22 x 2.13)

Fitted with a white suite comprising panelled bath with rain head and hand held shower over, wall mounted vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail, tiled walls, extractor fan and double glazed obscured window to the rear.

Outside

To the front of the property is a substantial boundary hedge and to the opposite side if a boundary fence.

Driveway offering off street parking for numerous vehicles and the property is set approximately 70ft from the road with lawn area.

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Garage/Workshop

15'9" x 7'1" (4.82 x 2.18)

Light and power.

Side gate gives access to the:

Rear Garden

The rear garden is a particular feature of this attractive property and is approximately 70ft in length with patio area and area laid to decorative stone with large lawn area and mature trees.

The plot within this property sits is a particular feature of the property making a full inspection essential.

Description

This attractive older style semi detached house is set well back from the road in a good sized mature plot and briefly comprises entrance porch with entrance hall, lounge with feature recessed fire, built in storage cupboards, well appointed open plan kitchen with dining room/sitting room and lean to off. To the first floor there are three bedrooms and a family bathroom.

The property benefits from having gas central heating with modern combination boiler, double glazed windows, off street parking for numerous vehicles, garage/workshop and a good sized enclosed garden to the rear.

The property enjoys an aspect over agricultural land to the rear and is situated in a convenient location close to the Berrow Medical Centre, the co-op convenience store, post office and access can be gained to the miles of sandy beach a short distance away.

Properties of this type always receive a good deal of interest and an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed in a northerly direction along the Berrow Road [passing the inland lighthouse on the left hand side. Continue towards the village of Berrow taking a right turn opposite the Co-op convenience store into Brent Road. Continue along Brent Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- Flooding in the last 5 years or not. Please state.
- 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

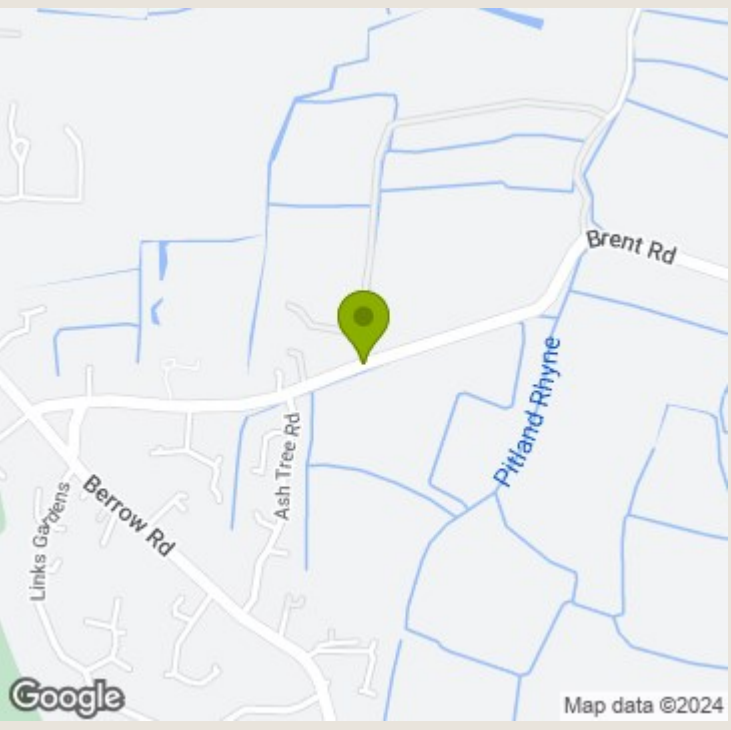
Flood Information:

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

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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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