



3 Chapel Cottages Berrow Road

Burnham-On-Sea, TA8 2JL

Offers Over £185,000





# PROPERTY DESCRIPTION

A three bedroom terraced cottage situated just off the Berrow Road opposite the Berrow Green in need of some modernisation.

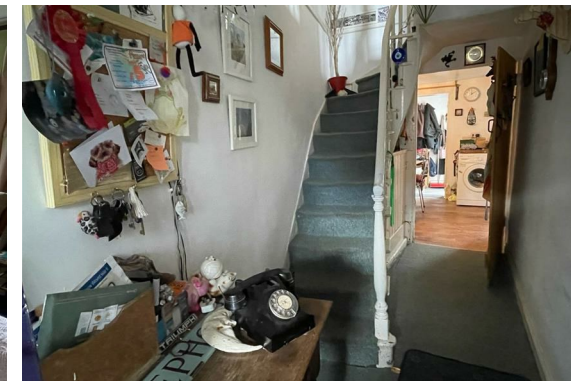
Entrance porch\* entrance hall\* lounge\* kitchen/diner\* rear porch with bathroom off\* three first floor bedrooms\* part upvc double glazed windows\* off street parking for one vehicle\* cottage style courtyard garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		14	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Part glazed door to the:

### Entrance Porch

3'9" x 3'2" (1.15 x 0.97)

Further part glazed door to the:

### Entrance Hall

Stairs rising to the first floor, understair storage area.

### Lounge

13'7" x 10'5" (4.15 x 3.19)

Feature fire surround and upvc double glazed window to the front.

### Kitchen/Diner

17'0" x 7'7" (5.19 x 2.33)

Fitted with a range of wall and floor units, space for cooker, space for fridge/freezer, upvc double glazed window to the rear, wooden window to the side and opening to the:

### Rear Porch

With upvc double glazed door to outside and access to the:

### Ground Floor Bathroom

12'4" x 9'0" maximum (3.77 x 2.76 maximum)

L shaped and comprising panelled bath, separate shower, low level w.c. and pedestal wash hand basin. Upvc double glazed obscured window to the side and wooden window to the rear. Electric wall heater.

## First Floor Landing

Night storage heater.

### Bedroom 1

14'7" maximum x 8'2" maximum (4.47 maximum x 2.49 maximum)

Double glazed window to the front.

### Bedroom 2

14'2" x 10'8" (4.32 x 3.27)

Upvc double glazed window to the rear and wooden window to the side.

### Bedroom 3

8'6" x 5'10" (2.60 x 1.79)

Upvc double glazed window to the rear.

## Outside

To the front of the property is an area of off street parking for one vehicle.

## Rear Cottage Style Garden

Enclosed with two useful storage sheds.

## Description

This attractive cottage style house is situated in a popular location tucked off the Berrow Road and briefly comprises entrance porch, entrance hall, lounge, good sized kitchen/diner with rear porch and ground floor bathroom to the ground floor. To the first floor there are three bedrooms. The majority of the windows are upvc double glazed, there is off street parking to the front for one vehicle and cottage style garden to the rear.

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The property is in need of some modernisation and improvement and offers great potential for an individual to put their own mark on this attractive property.

The property is conveniently situated within a short walk of the Berrow Green and a footpath leading to the miles of sandy beach.

## Directions

Proceed out of Burnham-on-Sea in a northerly direction along Berrow Road passing the Co-op convenience store and post office where the property will be found tucked back from the road opposite Berrow Green.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric wall heaters
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





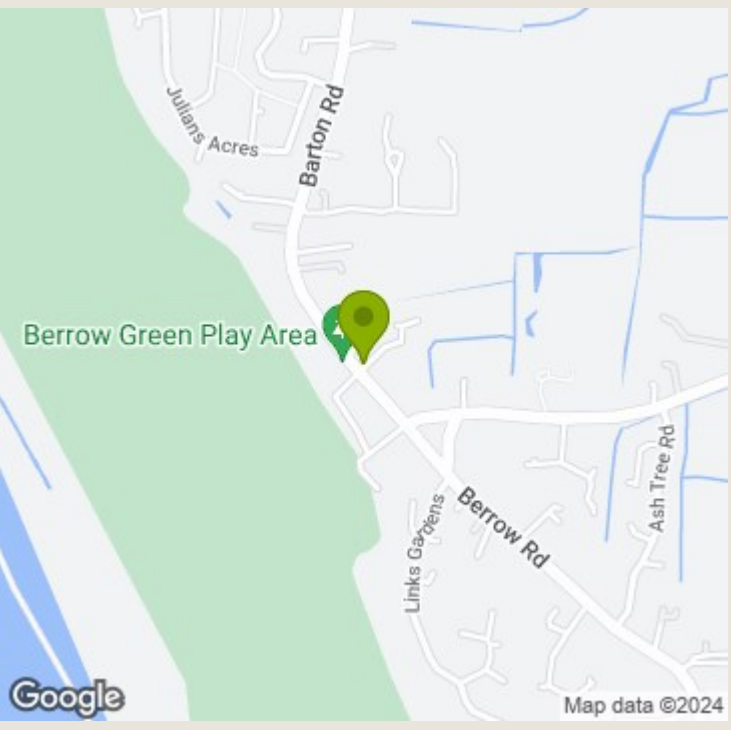












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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

