



Avoca Coast Road

Berrow, TA8 2QU

Price £475,000



PROPERTY DESCRIPTION

Deceptively sized three bedroom detached bungalow situated in a tucked away location set back from the Coast Road at Berrow set in a good sized plot and offering highly flexible accommodation that could be further extended should it be required (subject to any necessary consents).

Entrance porch* good size entrance hall* large sitting room with conservatory off* open plan L shaped kitchen/dining room* three bedrooms* master en suite shower room/wet room* Jack and Jill family bathroom with access from bedroom and hallway* oil central heating* double detached garage* off street parking for numerous vehicles* good sized garden to the rear* access close by to walks along the miles of sandy beach.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	46		
(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)

Upvc double glazed door with matching side panel to the:

Entrance Porch

8'7" x 4'2" (2.63 x 1.28)

Upvc double glazed window to the side. Further part glazed door with obscured side panel to the:

Entrance Hall

Cloaks cupboard, airing cupboard with plumbing for automatic washing machine, access to roof space via ladder with light.

Sitting Room

22'2" x 18'4" (6.78 x 5.60)

Feature fire surround with gas LPG fire, wall light point, television point, two upvc double glazed windows to the rear and double doors give access to the:

Conservatory

10'10" x 8'2" (3.31 x 2.50)

Part block and part upvc double glazed construction with double glazed French doors to outside.

L Shaped Kitchen/Dining Room

Kitchen Area

12'7" x 10'2" (3.86 x 3.12)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated dishwasher, integrated oven and microwave with five burner LPG gas hob with extractor hood. Italian style tiled flooring, upvc double glazed window overlooking the rear garden and upvc double glazed door to the rear garden.

Dining Area

14'6" x 8'9" (4.42 x 2.67)

Upvc double glazed window overlooking the rear garden. Italian style tiled flooring and door to the sitting room.

Master Bedroom

12'11" x 12'4" (3.95 x 3.76)

Upvc double glazed window to the front. Door to the:

En Suite Shower/Wet Room

12'3" x 4'8" (3.74 x 1.43)

Fitted with a modern suite comprising easy access shower with rain head and hand held shower, close coupled w.c., vanity wash hand basin with cupboards below. Heated towel rail, extractor fan and double glazed obscured window to the side.

Bedroom 2

11'0" x 9'9" (3.36 x 2.98)

Double glazed window to the rear. Door to the:

Jack and Jill Family Bathroom

8'9" x 7'4" (2.69 x 2.26)

Fitted with a P shaped bath with mixer tap, shower cubicle, close coupled w.c., pedestal wash hand basin, two double glazed windows to the side, vanity wash hand basin with cupboard below.

This room is accessed from bedroom 3 and the entrance hall.

Bedroom 3/Study

12'6" x 12'11" maximum (3.83 x 3.96 maximum)

Double glazed window to the front.

PROPERTY DESCRIPTION

Outside

To the front of the property is a large area of block pavier offering off street parking for numerous vehicles leading to the:

Double Detached Garage

26'7" maximum x 16'2" (8.11 maximum x 4.93)

Remote controlled up and over door. Light and power. Windows to the side and rear.

Personal door.

Gardens

Borders containing numerous shrubs and bushes.

Access either side of the property leads to the rear garden which is enclosed and enjoys a good degree of privacy with good sized decking area, area laid to lawn, garden shed, greenhouse.

There are large mature shrubs and trees.

Outside tap and outside light.

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

Description

This attractive detached bungalow is situated in a sought after location to the north of Burnham-on-Sea being within close proximity of the miles of sandy beach, village hall, convenience store, post office and primary school.

The property is set in a good sized plot set back from the road and offers highly flexible living accommodation that could be further extended should it be required and subject to any necessary consents.

The accommodation briefly comprises entrance porch, good sized entrance hall, large sitting room with conservatory off, well appointed kitchen/dining room, three bedrooms with the master having an en suite shower room and bedroom 2 also having access to the Jack and Jill family bathroom. The property further benefits from having a double garage and block pavier driveway offering off street parking for numerous vehicles.

The property is set in a good sized plot making an early application to view essential.

Directions

Proceed along Berrow Road for approximately two miles passing the village green and the co-op convenience store on the left hand side. Take a sharp left into Parsonage Road. Proceed down Parsonage Road which in turn becomes Pinnocks Croft. Take a sharp right be the church onto Coast Road. Proceed along Coast Road where the property will be found further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Propane Gas
- Oil central heating
- 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

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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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