



28 Julians Acres

Berrow, TA8 2LZ

Price £299,950



PROPERTY DESCRIPTION

A very well presented, semi detached, two bedroom bungalow. Situated in a sought-after residential location in the village of Berrow.

Entrance porch* Entrance hall* Lounge with window overlooking the front* Fitted kitchen with Belfast-style sink* Conservatory/dining room* Two good-size double bedrooms* Shower room* Gas central heating* Double glazing* Low maintenance garden to the front* Ample parking* Garage (currently divided into two areas) with roller door* Enclosed rear garden.

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		69	
(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)

Double glazed entrance door with ornate obscured glazed panel and side panel to the:

Entrance Porch

Glazed entrance door and side panel to the:

Entrance Hall

Radiator, access to roof space where the gas fired combination boiler is located. Built in storage cupboard with hanging rail and shelf and built in airing cupboard with radiator and slatted shelving.

Lounge

15'8" x 10'5" (4.78 x 3.19)

Recesses either side of the fireplace, feature fireplace with inset log effect electric fire with remote, double glazed oriel window overlooking the front garden, radiator, hard flooring.

Kitchen

13'3" x 10'5" (4.06 x 3.19)

Comprising a range of modern white fronted units including base cupboards and drawers and matching wall mounted cupboards with marble style worktops over, Belfast style double sink unit, space for washing machine, space for range style cooker, extractor hood, space for fridge/freezer, heated towel rail, contrasting tiling to splashbacks, double glazed window to the conservatory and double glazed door to the conservatory.

Conservatory

20'10" x 6'7" (6.37 x 2.03)

With radiator, space for dining table and chairs, tiled floor, double glazed windows overlooking the rear garden and double glazed door to the rear garden. Door to converted garage.

Master Bedroom

13'3" x 10'5" (4.06 x 3.19)

With radiator, double glazed window overlooking the conservatory, built in double wardrobe with mirror fronted sliding doors, light/ceiling fan with remote control.

Bedroom 2

10'8" x 9'3" (3.26 x 2.84)

With double glazed window overlooking the front and radiator.

Shower Room

8'2" maximum x 5'2" maximum (2.49 maximum x 1.58 maximum)

With corner shower cubicle with glazed sliding doors, wall mounted Mira shower, tiled to ceiling height, low level w.c. and vanity wash hand basin with cupboards under, tiled floor, heated towel rail, double glazed obscured window.

Outside

The garden to the front of the property is laid to chippings for ease of maintenance.

Driveway to the front and side provides ample parking and leads to the:

Garage

With electric roller door.

The garage is currently separated into two areas with a partition wall and door.

Garage Area 1

8'4" x 8'3" (2.55 x 2.53)

With fitted work bench, light and power. Door leads to:

Garage Area 2

8'3" x 8'0" (2.52 x 2.45)

With fitted work bench and space for tumble dryer and door to the conservatory.

PROPERTY DESCRIPTION

Rear Garden

Comprising an area of lawn, attractive fish pond with waterfall feature, gravelled area, raised wooden flower beds and border and two areas of patio.

The garden is enclosed and enjoys a good degree of privacy.

Description

The bungalow is situated in a popular residential area within the village of Berrow which offers a range of amenities including Co-op store, post office, medical centre, primary school, village hall and church. The town centre of Burnham on Sea is just over two miles away with it's High Street shopping facilities and sea front.

This well presented, two bedroom bungalow offers well-planned accommodation which briefly comprises: Entrance porch, entrance hall, lounge with feature fireplace and window overlooking the front. The kitchen has been fitted with a range of white fronted units and double Belfast-style sink unit. Off the kitchen is a conservatory/dining room which runs across the width of the property with door opening to the rear garden. There are two double bedrooms and a shower room with corner shower cubicle.

The property benefits from gas fired central heating and double glazing.

Externally, the front garden is laid to chippings for ease of maintenance and there is ample driveway parking. The single garage with roller door has been divided into two areas with interconnecting door but could be reinstated as a garage if required.

The gardens to the rear are enclosed, with an area of lawn, patios and raised flower beds.

An early inspection to view is recommended.

Directions

Proceed along the Berrow Road into the village of Berrow passing the Co-op store and the village green on the left hand side. Take the next turning left into Church House Road. Proceed down Church House Road bearing second left into Monkstone Drive. Proceed to the end of Monkstone Drive to the junction with Julians Acres, turn left and the bungalow can be found on your left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas 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

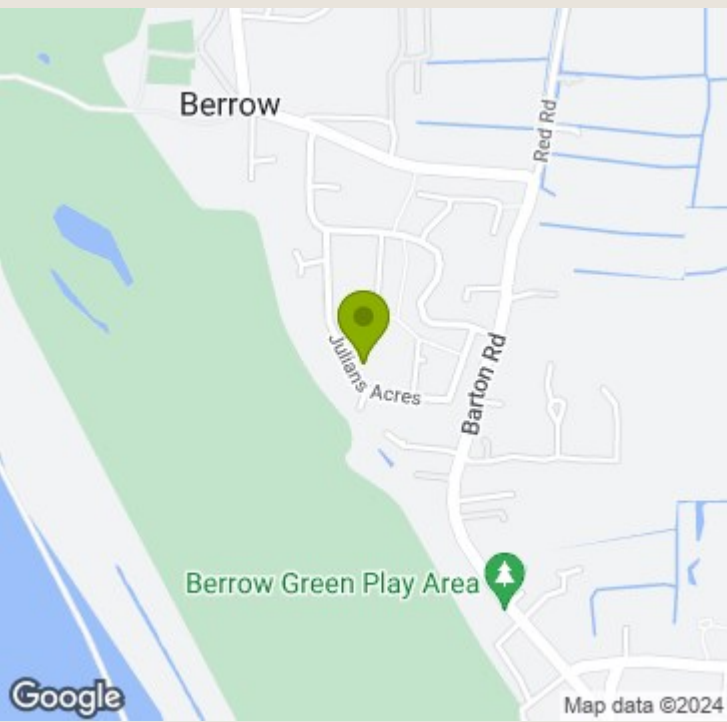
Flood Information:

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









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

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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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