



8 Fairways Close

Berrow, TA8 2JR

Price £279,950



# PROPERTY DESCRIPTION

A two bedroom semi detached bungalow situated in a highly sought after cul-de-sac location in the popular village of Berrow offering great potential for extension should it be required and subject to any necessary consents. Situated in a convenient location within close proximity of the Co-op store and the footpath leading to the miles of sandy beach.

Conservatory/garden room\* living room\* inner hall\* kitchen\* two double bedrooms\* bathroom\* off street parking for numerous vehicles\* potential to create further parking within the front garden should it be required\* good sized enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Conservatory/Garden Room

11'4" x 6'0" (3.46 x 1.83)

Part brick and part upvc double glazed construction with wooden glazed double doors with matching side panels opening to the:

### Living Room

16'4" x 12'7" (5.00 x 3.84)

Feature fire surround with electric fire, wall light points and door to the:

### Inner Hallway

Access to roof space.

### Kitchen

12'1" x 8'0" maximum (3.70 x 2.46 maximum)

Fitted with an extensive range of wall and floor units to incorporate integrated oven, four ring gas hob and extractor fan. Integrated dishwasher, single drainer sink unit, upvc double glazed window to the side and upvc double glazed French doors opening to the rear garden. Plumbing for automatic washing machine and space for fridge/freezer.

### Bedroom 1

10'7" x 10'3" (3.24 x 3.14)

Wooden window to the rear, two built in wardrobes.

### Bedroom 2

9'4" x 8'5" (2.87 x 2.57)

Wooden glazed window to the front, built in wardrobe.

### Bathroom

6'3" x 5'0" (1.91 x 1.53)

Comprising panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin, heated towel rail, part tiled walls and wooden window to the side.

### Outside

To the front of the property there is a boundary hedge that opens to give access to a driveway offering off street parking for numerous vehicles.

The front garden is laid principally to lawn and is of a good size offering great potential for the creation of further parking should it be required.

Side gate gives access to the:

### Rear Garden

Laid to lawn being approximately 50ft in length with garden shed.

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

### Description

The property is situated in a convenient location within a short walk of the

## PROPERTY DESCRIPTION

Co-op store, post office and village green and also close to a footpath close by leading to the miles of sandy beach.

The medical centre is also close at hand.

The property is set in a good sized plot with good sized gardens to the front and rear and offers great potential for further extension should it be required and subject to any necessary consents.

An early application to view is strongly recommended by the vendors selling agents.

### Directions

From Burnham-on-Sea proceed in a northerly direction along the Berrow Road into the village of Berrow. Pass the Co-op convenience store and post office and village green on the left hand side and Fairways Close will be found further along on the left hand side. Proceed down Fairways Close and the property will be found towards the end on the right.

### 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

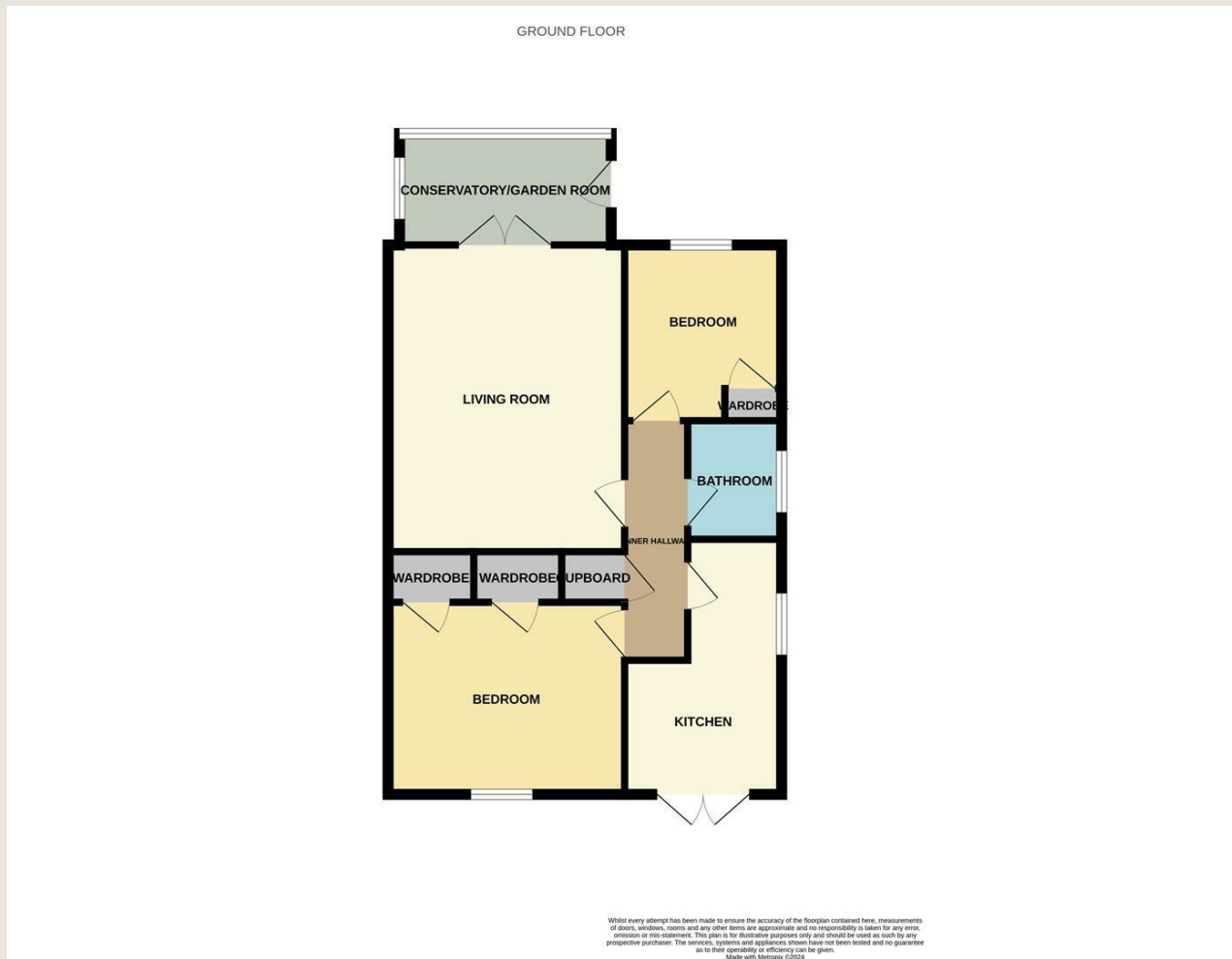
Flood Information:

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

