



Sandoway Coast Road

Berrow, TA8 2QR

Price £550,000



# PROPERTY DESCRIPTION

A deceptively sized five bedroom detached house offering well proportioned living accommodation that could currently be used as a home and annexe. There is a large garden to the rear backing onto agricultural land and enjoying views over the golf links to the front. The property is offered in excellent order throughout and must be viewed to be fully appreciated.

Entrance porch\* imposing entrance hall\* lounge/diner\* conservatory with year round roof\* kitchen\* annexe lounge\* annexe bedroom\* rear hall with utility room and shower room off\* first floor landing\* five bedrooms\* master en suite cloakroom\* family bathroom\* good sized garage/workshop\* gated off street parking for numerous vehicles\* large garden to the rear backing onto agricultural land\* excellent decorative order. Must be seen.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Composite door with double glazed obscure panel to the:

### Entrance Porch

Further door to the:

### Imposing Entrance Hall

10'0" x 9'8" (3.05 x 2.96)

Stairs rising to the first floor, understair storage cupboard with light.

### Lounge/Diner

21'10" x 14'7" maximum (6.66 x 4.46 maximum)

Upvc double glazed window to the front, television point, feature recessed wood burner with mantel over, upvc double glazed sliding doors to the:

### Conservatory

13'10" x 10'5" (4.24 x 3.19)

Year round roof with two double glazed Velux windows. Part brick and part upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

### Kitchen

16'6" x 8'10" (5.03 x 2.70)

With an attractive range of wall and floor units to incorporate integrated eye level oven and microwave, five ring gas hob and extractor fan. Integrated dishwasher, one and a half bowl drainer sink unit, large corner storage cupboard, floor to ceiling cupboard with Ideal combination gas boiler supplying domestic hot heater and radiator. Door to the:

### Utility Room

8'2" x 6'6" (2.50 x 2.0)

Space for fridge/freezer, work surface with space under for washing machine, storage cupboard, high level upvc double glazed window to the side, extractor fan.

### Shower Room

Shower cubicle, close coupled w.c., pedestal wash hand basin, extractor fan, tiled floor, tiled walls and upvc double glazed window to the rear.

### Rear Lobby/Boot Room

6'9" x 6'9" (2.08 x 2.06)

Upvc double glazed door to the rear garden.

## Annexe Lounge

12'6" x 8'2" (3.82 x 2.49)

Upvc double glazed window to the front with door to the:

### Annexe Bedroom

14'9" x 11'11" (4.50 x 3.64)

Upvc double glazed high level window to the side.

### First Floor Landing

Upvc double glazed window to the front with aspect over the golf links. Access to roof space.

### Master Bedroom

16'2" x 11'8" maximum (4.94 x 3.56 maximum)

Upvc double glazed window to the front with aspect over the golf links. Door to the:

### En Suite Cloakroom

7'6" x 3'10" (2.3 x 1.17)

Comprising close coupled w.c., pedestal wash hand basin and upvc double glazed window to the rear.

This room offers the potential for the inclusion of a shower should it be required.

### Bedroom 2

12'2" x 10'7" (3.73 x 3.23)

Upvc double glazed window to the front with aspect over the golf links.

### Bedroom 3

12'2" x 9'2" (3.73 x 2.80)

Double glazed window to the rear with aspect over the rear garden and agricultural land beyond.

### Bedroom 4

11'10" x 8'11" (3.63 x 2.72)

Upvc double glazed window to the front with aspect over the golf links.

### Bedroom 5

11'9" x 8'6" (3.6 x 2.6)

Upvc double glazed window to the rear with aspect over the rear garden and agricultural land beyond.

### Family Bathroom

7'8" x 7'6" (2.34 x 2.29)

Attractive suite comprising feature bath with side taps and separate shower cubicle, close coupled w.c., pedestal wash hand basin, extractor fan, upvc double glazed window to the rear.

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## Outside

To the front of the property is a boundary wall with five bar gate and pedestrian access gate opening to the driveway.

There is a EV charging point on the front of the property.

The driveway is laid to decorative stone and offers off street parking for numerous vehicles and leads to the:

## Garage/Workshop

23'0" x 7'6" (7.02 x 2.29)

With up and over door, light and power.

Two upvc double glazed French doors opening to the rear garden.

## Rear Garden

Attractive enclosed garden with the main garden area being L shaped measuring a maximum of 90ft in length narrowing to approximately 65ft by 60ft in width.

To the rear of the property is a decking area and large patio area and to the left of the property is a large pergola. The main garden is laid to lawn with bushes and shrubs and pond.

To the rear of the main garden area is an attractive seating area laid to artificial lawn enjoying a superb aspect over agricultural land to the rear.

Located to the right hand side and to the rear of the garden is an enclosed all weather five aside football pitch/play area measuring approximately 65ft x 30ft laid to astro turf with gate.

Outside tap and outside light.

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

## Description

This attractive detached house offers highly flexible living accommodation and is currently being utilised as a family home with annexe accommodation.

The property offers highly versatile accommodation, is immaculately presented, set in a large plot with

secure parking for numerous vehicles and enjoys an aspect to the front over the golf links and over agricultural land to the rear.

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

## Directions

Proceed along the 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. Continue along Pinnocks Croft turning right by the church into Coast Road. Proceed down the Coast Road and the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Calor Gas 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](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)

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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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