



16 Julians Acres

Berrow, TA8 2LZ

Asking Price £299,950

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Attractive, extended three/four bedroom semi detached chalet style house situated in the highly sought after village of Berrow set in a good size corner plot offering great potential for the parking of a large motorhome/caravan/boat etc should it be required.

Entrance hall\* cloakroom\* lounge\* dining room|\* conservatory\* beautifully appointed kitchen\* ground floor bedroom 4/study\* three first floor bedrooms\* shower room\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* potential parking for a large caravan/boat etc within the good size corner gardens.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(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 and wide panel to the:

### Entrance Hall

Cloaks cupboard. Stairs rising to the first floor and understair storage cupboard.

### Cloakroom

Comprising close coupled w.c., wash hand basin, half tiled walls, recessed spotlights.

### Lounge

17'7" x 10'5" (5.36 x 3.20)

Upvc double glazed bow window to the front, feature fire surround, gas fire, additional upvc double glazed window to the side, television point and multi pane door to the:

### Dining Room

10'6" x 8'6" (3.21 x 2.60)

Two upvc double glazed French doors opening to the:

### Conservatory

8'3" x 7'4" (2.52 x 2.25)

Part block and part upvc double glazed construction. Upvc double glazed door to the garden.

### Kitchen

19'0" x 9'6" maximum (5.80 x 2.91 maximum)

Recently fitted with an attractive range of wall and floor units to incorporate single sink drainer unit, space for range style cooker, extractor hood over, integrated washing machine, dishwasher, unit underlighters and upvc double glazed window to the rear.

Upvc double glazed door to the conservatory.

### Ground Floor Study/Bedroom 4

11'4" x 7'1" maximum (3.46 x 2.18 maximum)

Upvc double glazed window to the front.

## First Floor Landing

Access to roof space.

### Bedroom 1

11'5" x 10'7" (3.48 x 3.23)

Part restricted headroom and upvc double glazed window to the side.

### Bedroom 2

10'6" x 9'0" (3.21 x 2.76)

Two upvc double glazed windows to the front.

### Bedroom 3

10'7" x 8'6" (3.24 x 2.60)

Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear.

### Shower Room

7'0" x 5'1" (2.14 x 1.56)

Comprising corner shower cubicle, close coupled w.c., pedestal wash hand basin, tiled walls and upvc double glazed obscured window to the rear. Heated towel rail.

## Outside

The front and side gardens are enclosed by a boundary wall with the main garden area laid to lawn with borders of shrubs and bushes.

Gate gives access to a pathway leading to the front door.

To the rear of the property is a block pavier driveway offering off street parking which leads to the:

## Garage

With up and over door.

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Access gates to the left hand side and rear of the property give access to the:

## Rear Garden

Enclosed and laid to lawn.

Summerhouse and outside tap.

The side garden offers great potential for the parking of a large motorhome/caravan/boat with the width from the boundary wall to the property being 7.96 meters

## Description

This attractive semi detached chalet style house offers highly flexible accommodation with up to four bedrooms and briefly comprises entrance hall with cloakroom, lounge, separate dining room with conservatory off, kitchen which has been recently upgraded and is beautifully appointed. There is also a ground floor study/bedroom 4. To the first floor there is a landing, three bedrooms and a shower room.

The property is set in a good sized corner plot and benefits from having a garage with block pavier driveway offering off street parking. The parking could further be extended to the side of the property and offers great potential for the parking of a large motorhome/caravan/boat etc should it be required.

The property is situated in a highly sought after village location that offers a wide range of amenities to include the Co-op convenience store, post office, medical centre, dentist, pharmacy, village school, hall and church.

The town centre of Burnham-on-Sea is approximately two miles away offering all the facilities and amenities one would expect from a busy seaside town.

## Directions

Proceed out 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 left into Church House Road bearing immediately left into Julians Acres. Follow the road round bearing to the right and the property will be found a little further along on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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](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)

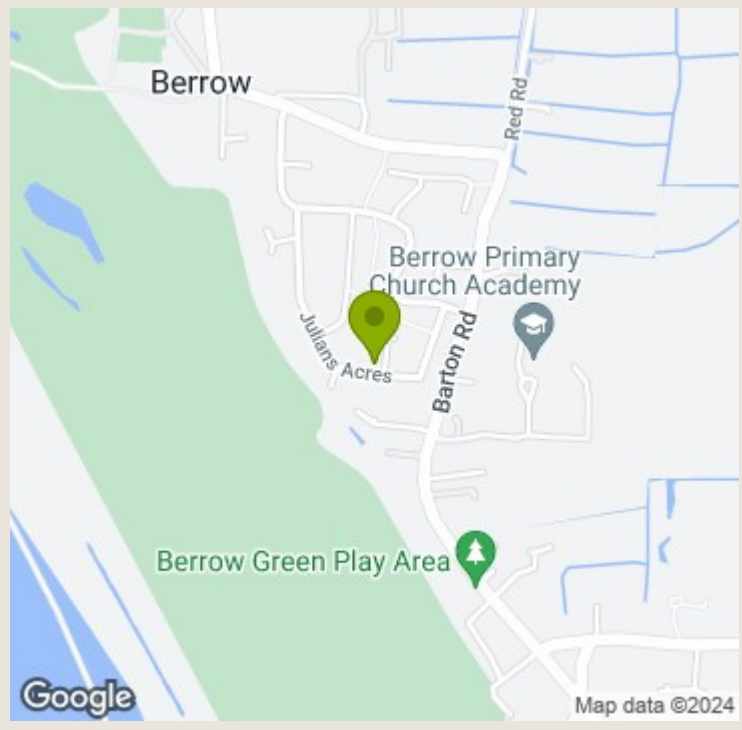
Flood Information:

[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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