



26 Julians Acres

Berrow, TA8 2LZ

Price £295,000



PROPERTY DESCRIPTION

An updated and improved two double bedroom semi detached bungalow situated in a sought after location in the much requested village of Berrow.

Entrance porch* entrance hall* lounge* upgraded kitchen/breakfast room with conservatory off* two double bedrooms* upgraded shower room* upvc double glazed windows* gas central heating* recently installed boiler* garage* off street parking for numerous vehicles* enclosed garden to the rear enjoying a good degree of privacy. Good decorative order throughout.

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			90
(81-91) B			
(69-80) C		60	
(55-68) D			
(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)

Two upvc double glazed doors to the:

Entrance Porch

Further obscure glazed door and side panel opening to the:

Entrance Hall

Cupboard housing the combination gas boiler supplying domestic hot water and radiators with shelved storage. Access to loft space via ladder.

Lounge

15'5" x 12'4" (4.72 x 3.77)

Upvc double glazed bow window to the front, two television points.

Kitchen/Breakfast Room

11'3" x 9'6" (3.43 x 2.92)

Re-fitted with an attractive range of wall and floor units to incorporate integrated electric oven, gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, one and a half bowl drainer sink unit, instant hot water tap, breakfast bar and upvc double glazed window to the rear. Upvc double glazed door to the:

Conservatory

12'2" x 7'6" (3.73 x 2.29)

Of upvc double glazed construction and upvc double glazed door to the garden. Integral door to the garage.

Bedroom 1

13'9" x 10'5" (4.20 x 3.18)

Built in wardrobes, upvc double glazed window to the rear.

Bedroom 2

10'7" x 9'3" (3.24 x 2.84)

Upvc double glazed window to the front.

Shower Room

8'2" maximum x 5'4" (2.49 maximum x 1.64)

Re-fitted with an attractive suite comprising large shower enclosure with rainhead and hand held shower, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, heated towel rail, upvc double glazed obscured window to the side and extractor fan.

Outside

To the front of the property is an area laid for off street parking for two vehicles and driveway to the side offering further off street parking and leads to the:

Garage

17'9" x 8'6" (5.43 x 2.60)

With up and over door, light and power.

Enclosed Rear Garden

Part walled with good size patio area and good size lawn area.

Set within the garden is the:

PROPERTY DESCRIPTION

Summerhouse

7'8" x 7'4" (2.34 x 2.26)

With light and power.

Description

The bungalow is situated in an ever popular residential area within the village of Berrow which offers a range of amenities to include the 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 offering all the facilities one would expect from a busy seaside town.

This attractive semi detached bungalow has been upgraded and improved and briefly comprises entrance porch, entrance hall, good size lounge, upgraded kitchen/breakfast room with conservatory off, two double bedrooms and an upgraded shower room.

The property benefits from upvc double glazed windows, gas central heating with modern gas combination boiler, off street parking for numerous vehicles and has an enclosed garden to the rear enjoying a good degree of privacy.

Offered in good decorative order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed along the Berrow Road into the village of Berrow passing the Co-op store and 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 down Monkstone Drive to the end of the road which is Julians Acres. Take a left and the bungalow will be found on the 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

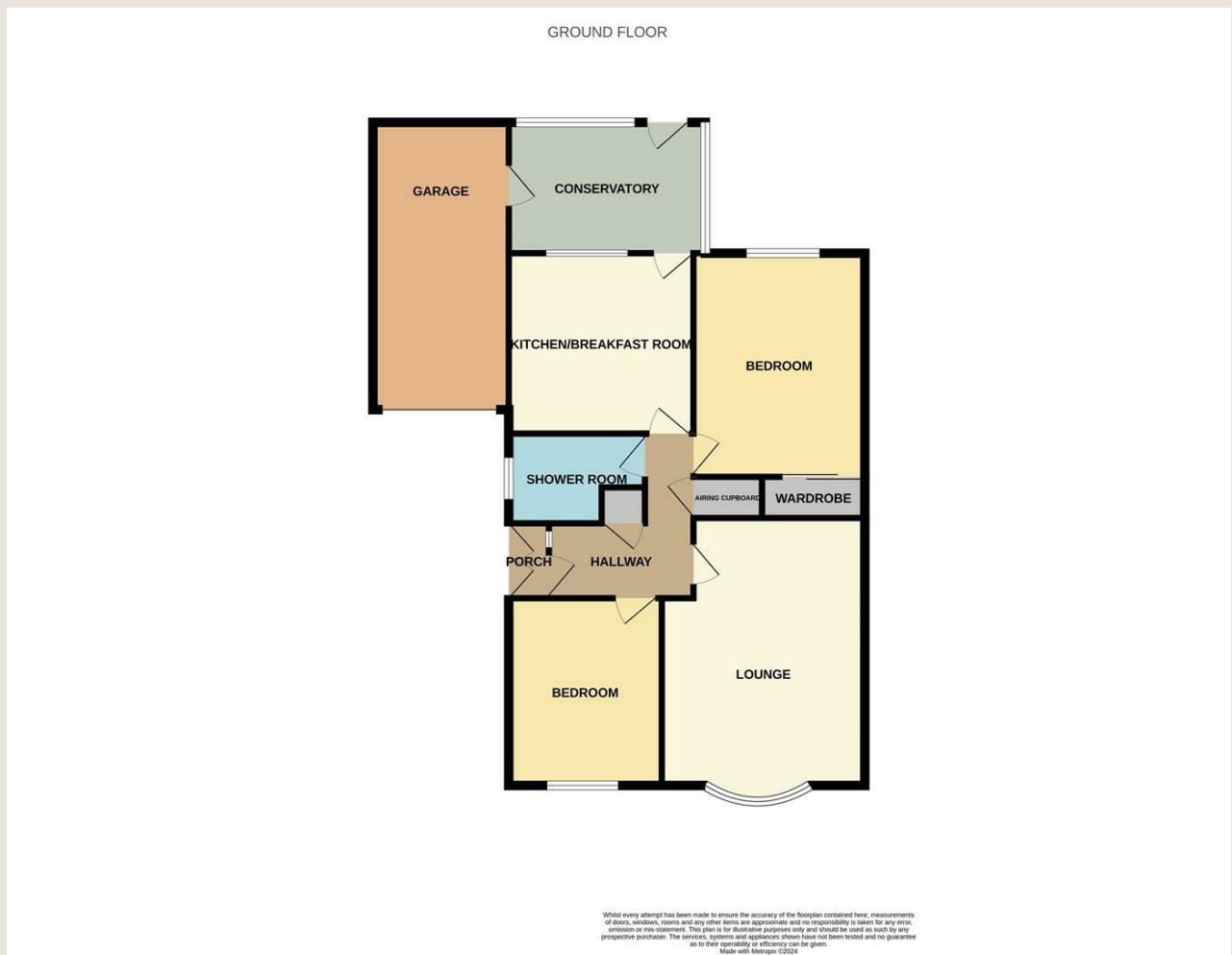
Flood Information:

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









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

01278 793700

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

