



16 Rose Tree Paddock

Berrow, TA8 2JP

Price £295,000



PROPERTY DESCRIPTION

A three bedroom detached bungalow set in a good sized plot backing onto a paddock.

Entrance porch* entrance hall* good sized lounge* kitchen/breakfast room* three bedrooms* bathroom with bath and shower* upvc double glazed windows* gas central heating with modern boiler* integral garage* off street parking* enclosed garden to the rear backing onto a paddock.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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)

Upvc double glazed obscured door to the:

Entrance Porch

5'10" x 4'3" (1.78 x 1.3)

Upvc double glazed door to the rear garden and glazed door to the:

Entrance Hall

Access to roof space with upvc double glazed window to the rear, light and being part boarded. Shelved cupboard with radiator and door to the garage.

Lounge

17'6" x 10'7" (5.35 x 3.23)

Upvc double glazed patio doors to the rear garden. Vaulted wood clad ceiling, wall light points.

Kitchen/Breakfast Room

14'6" maximum x 9'7" maximum (4.42 maximum x 2.94 maximum)

L shaped and fitted with a comprehensive range of wall and floor units to incorporate eye level oven, gas hob and extractor fan, single sink drainer unit, plumbing for washing machine, space for fridge, upvc double glazed window to the rear and upvc double glazed door to the rear.

Bedroom 1

11'7" x 10'7" (3.54 x 3.23)

Range of built in bedroom furniture and upvc double glazed window to the front.

Bedroom 2

12'0" plus door recess x 7'11" (3.68 plus door recess x 2.42)

Dual aspect upvc double glazed windows to the front and side.

Bedroom 3

9'9" x 8'7" (2.99 x 2.64)

Range of built in bedroom furniture and upvc double glazed window to the rear.

Bathroom

7'10" x 4'11" (2.39 x 1.51)

Comprising panelled bath with mixer tap and shower attachment, separate corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., tiled walls, heated towel rail and two high level upvc double glazed obscured windows to the side.

Outside

To the front of the property is a boundary wall with opening either side providing off street parking.

The driveway leads to the:

Garage

15'6" x 8'9" (4.73 x 2.67)

With remote controlled roller door, wall mounted gas boiler supplying domestic hot water and radiators, light and power.

To the left hand side of the property is a gate giving access to the:

PROPERTY DESCRIPTION

Rear Garden

L Shaped and measures a maximum of 55ft in length by 35ft in width with good sized patio area, lawn area and garden shed.

The garden backs onto a pony paddock and enjoys a sunny aspect and a good degree of privacy making a full inspection essential.

Outside light and outside power.

Description

The property is situated in the highly sought after village of Berrow in a convenient location close to the local school, medical centre, convenience store and the village green. There is also a footpath nearby leading to the miles of sandy beach.

This attractive detached bungalow briefly comprises entrance porch, good sized entrance hall, lounge with vaulted ceiling, good sized kitchen/breakfast room, three bedrooms, bathroom with both a bath and a shower, integral garage with combination gas boiler supplying domestic hot water and radiators, off street parking and a good sized enclosed garden to the rear backing onto a pony paddock.

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

Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road into the village of Berrow. Pass the Co-op store and the village green on the left hand side taking a right turn into Rose Tree Paddock. Proceed down Rose Tree Paddock and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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

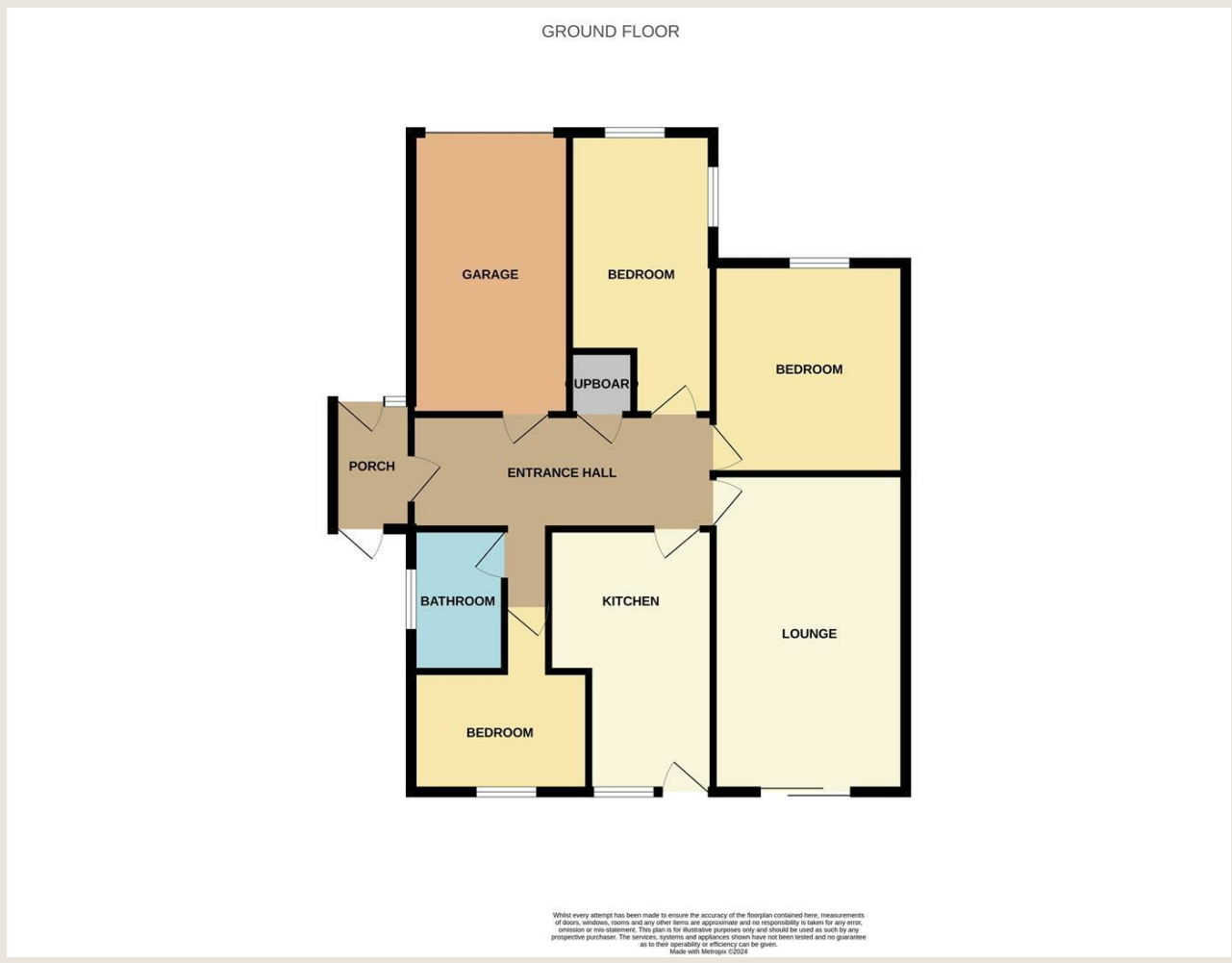
Flood Information:

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

