

Asking Price
£264,950
Freehold





Little Pen, Berrow, Burnham-on-Sea TA8 2NE



Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online

Features

- Semi-Detached
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Driveway, Carport & Garage
- Low Maintenance Front Garden
- Rear Garden with Lawn & Raised Vegetable Areas
- Council Tax Band: C £1891.92 for 2023/24
- Vacant Possession: End-March 2024
- ** NO ONWARD CHAIN **

Summary of Property

An Extended 2 or 3 Bedroom Semi-Detached Bungalow For Sale in Berrow

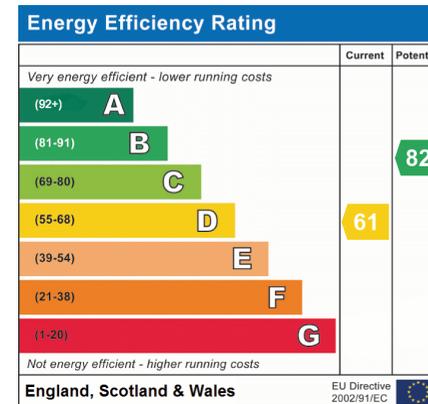
Entrance Hall, Lounge, Conservatory, Kitchen, 2 Double Bedrooms, Study, Shower Room, Gas Central Heating, Double Glazing, Gardens, Carport, Garage & Workshop.

Standing in a popular cul-de-sac of bungalows in the favoured Somerset village of Berrow. The famous Burnham & Berrow Championship Golf Links are within a short walk and the renowned Berrow Sands is within a few hundred yards. There are various facilities within Berrow together with comprehensive amenities in the nearby town of Burnham-on-Sea. Easy access to the M5, Junction 22 at Edithmead. Mainline Railway Station in Highbridge.

Built of reconstructed stone and block cavity walls having a tiled, felted and well-insulated roof. The extension is of rendered construction with a fibreglass roof and with replacement windows, but no Guarantees are available. The bungalow also benefits from wooden suspended floors, cavity wall insulation and low-maintenance fascias, soffits and rainwater goods. The electrical wiring was last checked in 2022 and a Certificate is available. The Boiler had been serviced annually and was replaced in 2022.

Sedgemoor District Council, Tax Band: C £1891.92 for 2023/24

Currently Tenanted - Notice to Vacate has been served - Vacant Possession: End-March 2024



Room Descriptions

ENTRANCE HALL:

Approached via low maintenance door with inset letterbox and obscure glass panes with matching side panel. Radiator with shelf over, doorbell, smoke detector and built in cupboard with shelving and housing the consumer unit and meters. Loft access via light alloy ladder with electric light.

LOUNGE: 16' 9" x 10' 9" (5.11m x 3.28m)

Feature fireplace with inset coal effect gas fire. Television and telephone points. Single and double radiators. Double glazed sliding patio door with matching static panel to the:-

SUNNY CONSERVATORY: 11' 6" x 6' 0" (3.51m x 1.83m)

With polycarbonate roof, double glazed windows and matching door to front garden.

KITCHEN: 10' 4" x 8' 6" (3.15m x 2.59m)

Range of base and drawer units, wall cupboards and contrasting worktops. Electric cooking facility with extractor hood over. Single drainer stainless steel sink unit with mixer tap. Wall mounted overhauled "Baxi" combination gas boiler. Comprehensively tiled walls, plumbing for automatic washing machine, double glazed window and space for upright fridge/freezer.

SHOWER ROOM: 7' 3" x 5' 4" (2.21m x 1.63m)

Fully tiled walls and comprising large cubicle with "Mira Advance" mixer, vanity unit with wash hand basin and mixer tap and low level WC. Radiator and obscure glass double glazed window. Mirror fronted cabinet, towel rail, mug/toothbrush holder, toilet roll holder and rectangular wall mirror with glazed shelf under and strip light over.

STUDY: 8' 8" x 7' 0" (2.64m x 2.13m)

With double radiator.

BEDROOM 1: 10' 10" x 10' 8" (3.30m x 3.25m)

Radiator, double glazed window and 2 built-in wardrobes with eye level shelves.

INNER HALL

This room, along with Bedroom 2, was added to the property by our vendor client in 2016 having a fibreglass roof, obscure glass double glazed window and low maintenance door with inset double glazed pane to rear garden.

BEDROOM 2: 10' 6" x 9' 4" (3.20m x 2.84m)

Radiator and easterly facing double glazed window.

OUTSIDE:

The front garden comprises paved area suitable for parking, if so desired, paved patio and well stocked colourful border. 2 car driveway gives access to:-

CARPOR:

Electric light, water tap and keysafe.

GARAGE: 18' 9" x 8' 6" (5.72m x 2.59m)

Up-and-over 'Garador', fluorescent strip light, power, workbench, shelving and low maintenance door with inset double glazed pane and matching side panel to the:-

REAR GARDEN:

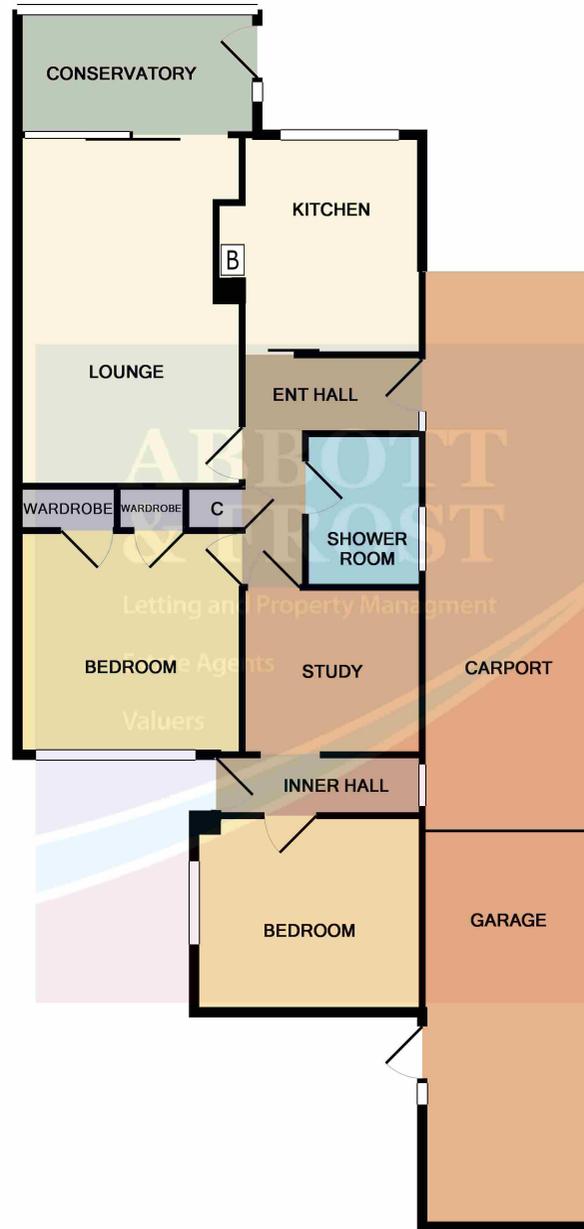
Comprising enclosed paved seating area, paved paths, lawn, raised vegetable areas, chippings

INSULATED WORKSHOP:

Fluorescent strip light, power and dual aspect double glazed windows.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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