 4
Bedrooms

 2
Bathrooms



THE PROPERTY

Parsonage Road, Berrow, TA8 2NL A spacious 4 or 5 bedroom, mature and individual, detached bungalow with large rear garden, 2 conservatories, loft room, shed/workshop (contents can be included), garage, greenhouse, large driveway and also potential to create a separate annexe.

SITUATION

Standing in a southerly-facing position in the popular village of Berrow. The property is well located for ease of access to Berrow church, the Burnham & Berrow Championship Golf Course and the renowned Berrow Sands beach. There is also a Co-op supermarket and Post Office Stores at Berrow Triangle. Further comprehensive facilities at Burnham-on-Sea. There is also a host of sporting and recreational clubs in the surrounding area. Access to the M5 Junction 22 at Edithmead. Mainline railway station in Highbridge.

CONSTRUCTION

This mature and individual bungalow is believed to be of cavity wall construction and built of brick with Cornish Slate features and a part-external render with a Canterbury Spa finish. The roof is tiled, felted and insulated. The bungalow has been extended and altered since it was built and it now provides an ideal opportunity for the creation of a separate Annexe, whilst the loft would be converted to provide additional accommodation, subject to any necessary Consents.

ACCOMMODATION

Entrance Porch, Lounge, Dining Room, Conservatory, kitchen, Bedroom/Sitting Room, En-Suite Shower Room, Side Hall, Living Room/Hobbies Room, Conservatory, Bedroom, Bathroom, Landing, Bedroom, Bedroom/Sewing Room, Cloakroom, Loft Room, Gravelled Driveway with Large Level of Parking Area, Garage, Rear Garden, Ornamental Pond, Vegetable Garden Area, Greenhouse, Sheds and Stores

ENTRANCE PORCH

UPVC double-glazed entrance door, double-glazed windows and tiled floor

LOUNGE *5.75m x 3.64m / 18' 10 x 11' 11*

Double-glazed bow window, double-glazed window, radiator and feature panelled ceiling. glazed double doors to:-

DINING ROOM *6.26m x 3.32m / 20' 6 x 10' 11*

Double-glazed door, two double-glazed windows, display shelving and double doors to:-

CONSERVATORY *6.10m x 3.02m / 20' 0 x 9' 11*

Three radiators, three double-glazed windows and three double-glazed sliding patio doors.

KITCHEN *3.87m x 3.16m / 12' 8 x 10' 4*

1 ½ bowl single drainer sink unit with mixer tap. Range of base, wall and drawer units. Gas cooker point and cooker hood. Part-tiled walls, panelled ceiling, fluorescent strip light, radiator, double-glazed window and 'Vaillant' Gas Fired Boiler.

BEDROOM / SITTING ROOM *5.73m x 3.09m / 18' 10 x 10' 2*

Double-glazed window, radiator and two fitted double wardrobes with mirror-fronted doors.

EN-SUITE SHOWER ROOM

Shower cubicle, low level WC and wash hand basin with cupboard under. Dimplex fan-assisted heater, extractor fan, light with shaver point and part tiled walls.

SIDE HALL

Part-glazed entrance door and built-in cupboard.

LIVING ROOM / HOBBIES ROOM *6.26m x 4.31m / 20' 6 x 14' 2*

Double drainer stainless steel sink unit with mixer tap. Two double-glazed windows, radiator and double-glazed sliding patio door to:-

CONSERVATORY 4.22m x 3.02m / 13' 10 x 9' 11

Worktops, plumbing for an automatic washing machine and double-glazed sliding patio door.

BEDROOM 3.09m x 3.08m / 10' 2 x 10' 1

Double-glazed bow window, radiator and feature fireplace.

BATHROOM

Cream suite comprising panelled bath with shower over and screen. Pedestal wash hand basin and low-level WC. Part tiled walls, double-glazed window, 'Dimplex' fan-assisted heater and radiator.

Stairs from the Dining Room to:- LANDING

Two built-in cupboards.

BEDROOM 4.96m x 3.32m / 16' 3 x 10' 11

Two radiators, double-glazed window, Velux double-glazed window and eaves storage.

BEDROOM / SEWING ROOM 3.14m x 2.27m / 10' 4 x 7' 5

Radiator, fitted work bench, fitted wall unit and Velux double-glazed window.

CLOAKROOM

Low-level WC and wash hand basin. Velux double-glazed window, part-tiled walls and radiator.

Stairs from the Living Room/Hobbies Room to:- LOFT ROOM 4.37m x 5.07m / 14' 4 x 16' 8

Two double-glazed Velux windows. 'Alpha' gas-fired boiler. This loft could be converted into a room (subject to any necessary permissions).

OUTSIDE

A large gravelled area to the front of the property provides parking space for several vehicles. Flower beds and borders, gravelled driveway leading to:-

GARAGE 4.96m x 2.56m

Up-and-over door and concrete base.

REAR GARDEN

The good-sized Rear Garden has a paved patio area, lawn, ornamental pond, vegetable garden area, greenhouse, extensive storage with sheds and stores. The contents of the shed/workshop at the bottom of the rear garden can be included in the sale. Various flower beds, trees and shrubs.

SERVICES

Mains Water, Gas, Electricity & Drainage are connected.

TENURE

Freehold. Vacant Possession on Completion. ****NO ONWARD CHAIN**** OUTGOINGS Somerset Council Tax Band C: £1,891.92 for 2023/24






GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(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, Scotland & Wales	EU Directive 2002/91/EC	

Address: Parsonage Road, Berrow, TA8 2NL

