

£270,000
Freehold





158 Berrow Road, Burnham-on-Sea, Somerset TA8 2PN



Features

- Detached bungalow with modernising potential
- Fireplace in reception room
- Spacious master bedroom with fitted wardrobes
- Walk-in shower and panel bath in bathroom
- Garage for secure parking
- Public transport links nearby
- Detached Bungalow
- Large Driveway
- No onward chain
- A True Gardens Dream Garden

Summary of Property

For sale is a detached bungalow which could use some modernising, making it an excellent opportunity for buyers who are looking to add their own stamp to a property. This charming bungalow comes with a single reception room and kitchen, two bedrooms, and a bathroom.

The reception room is a comfortable area, featuring a fireplace and providing access to the garden through sliding doors. The kitchen has enough space for dining, offering a convenient and cosy setting for meals.

The property boasts two bedrooms. The master bedroom is spacious and comes with triple fitted wardrobes and a bay window to the front, offering a lovely view. The second bedroom is a double, suitable for guests or family members.

The bathroom is fitted with a walk-in shower, a panel bath, a pedestal wash hand basin, and a low level WC.

The property is rated D for energy performance and falls under council tax band C.

One of the unique features of this property is the garage, providing secure parking and additional storage space. Additionally, there is parking available and a garden which is perfect for enjoying the outdoors

Situated in a location with strong public transport links and local amenities, this property boasts a strong local community, making it ideal for families and couples alike.

EPC: D

Council Tax Band: C - £2,000.42

Room Descriptions

Storm Porch

Further door into entrance hall with access to the loft and doors to the bedrooms, bathroom and kitchens.

Lounge 22' x 11'6" (6.7m x 3.5m)

A 22' in length lounge which opens out via sliding doors into the rear garden, there is a window to the side and a corner window. With a log burner to warm the bungalow and archway into the dining section.

Kitchen 21'3" x 9'7" (6.47m x 2.91m)

A wide range of wall, base units and drawers. Ceramic hob, electric over, with extractor over. Space for washing machine, dishwasher and fridge freezer. The gas boiler is also housed here with a large window and door into the rear garden.

Bedroom One 13'5" x 11'10" (4.10m x 3.61m)

A good sized bedroom with a front aspect bay window and side aspect window. Three fitted double wardrobes.

Bedroom Two 10'5" x 8'11" (3.18m x 2.72m)

A double size with a front aspect bay window.

Bathroom

Comprises a walk-in shower, WC, pedestal wash hand basin, panel bath with a mixer tap, extractor and electric heater. Frosted side aspect window.

Rear Garden

Side access gate and a door into the garage. Lawn area with sections of mature shrubs and trees, there is also a patio area. The lower part of the garden has been manicured with split sections of miniature trees/plants and hedges. "A True Gardener's Dream"

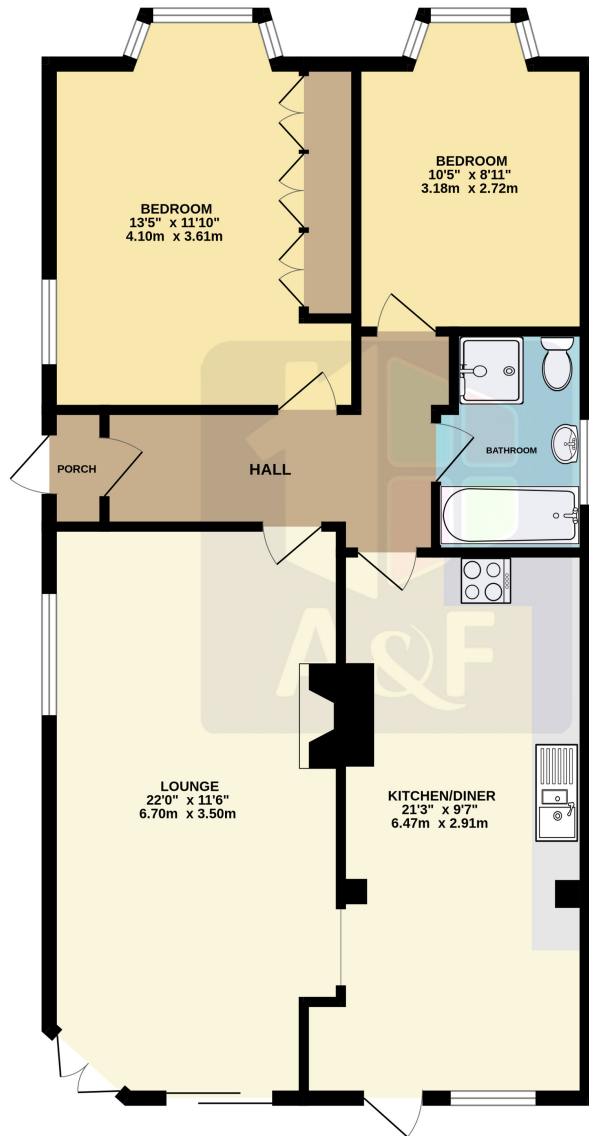
Front Garden

Large driveway with parking for several cars and access to the side to the garage. With a border of mature shrubs and small trees around.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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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