

Guide Price  
£399,950  
Freehold





Berrow Road, Burnham-on-Sea, Somerset TA8 2PF



## Features

- Fusion of two cottages
- Enchanting garden
- Multi-functional building in the garden
- Three spacious bedrooms
- Refurbished bathroom
- Galley kitchen with appliances
- Three reception rooms
- Conservatory

## Summary of Property

Presenting a distinguished, detached house for sale that oozes charm and character. This unique property, a fusion of two cottages into one, is a veritable haven for families, couples, or sharers. Framed by an enchanting garden, this home offers an alluring blend of privacy and practicality, and comes complete with parking space and a multi-functional building.

Internally, the property boasts three spacious bedrooms, each radiating a warm, inviting aura. Bedroom 1 and Bedroom 2 are characterised by their spaciousness, with the former also featuring built-in wardrobes. Bedroom 3, a cosy double room, completes the sleeping quarters. The residence further houses a large, newly refurbished bathroom, promising a tranquil space for relaxation. The heart of the home, a bright kitchen fitted with modern appliances, basks in natural light. An adjoining breakfast room offers a delightful setting for casual dining.

Three reception rooms provide plenty of space for socialising and unwinding. Reception Room 1, with its classic fireplace and wood floors, exudes a timeless charm. Reception Room 2, a generous space punctuated by large windows, doubles as an elegant dining room. Rounding out the trio is a light-filled conservatory, Reception Room 3, offering panoramic views of the garden.

Located amidst a strong local community, the house is well-served by public transport links and local amenities. The area is crisscrossed by walking and cycling routes, leading to a nearby beach. This property falls within Council Tax Band D and has an EPC rating of E. Don't miss this rare opportunity to own a home of distinction and charm.

Council Tax band D £2,250.47 2024/25

Services: Mains electricity, gas, water and drainage are all connected.

Tenure: Freehold, vacant possession on completion.

# Room Descriptions

## Entrance Porch:

UPVC double glazed entrance door, tiled floor, wall mounted heater.

## Entrance Hall:

Built in cupboard with display shelves, understairs recess, radiator, wood laminate flooring.

## Lounge: 4.66m x 3.76m (15' 3" x 12' 4")

Wooden surround with cast iron insert, fitted real life gas fire, two radiators, dual aspect double glazed windows, polished wood flooring.

## Dining Room: 3.80m x 3.79m (12' 6" x 12' 5")

Radiator, six downlighter spotlights, double glazed bay window.

## Kitchen: 4.65m x 2.20m (15' 3" x 7' 3")

Range of modern base, wall and drawer units, with roll top work surfaces, part tiled walls, one and a half single drainer stainless steel sink unit with mixer tap, dual aspect double glazed windows, wood laminate flooring. Appliances include Flavel electric range style cooker, fridge freezer, washing machine, dish washer. Worcester gas fired boiler providing domestic hot water and central heating.

## Breakfast Room:

Radiator, wood laminate flooring, double glazed door to the garden.

## Cloakroom:

White suite comprising low level w/c, hand wash basin, tiled splash back, double glazed window, radiator.

## Rear Hall:

Double glazed window having leaded lights, wood laminate flooring, double glazed door to conservatory.

## Landing:

Airing cupboard, radiator.

## Bedroom One: 4.67m x 4.22m (15' 4" x 13' 10") Maximum

Dual aspect double glazed windows, radiator, two double and one single built in wardrobes.

## Bedroom Two: 4.92m x 3.58m (16' 2" x 11' 9")

Two double glazed windows, radiator.

## Bedroom Three: 4.68m x 2.15m (15' 4" x 7' 1")

Two double glazed windows, radiator.

## Shower Room: 3.15m x 2.33m (10' 4" x 7' 8")

Fully tiled white suite comprising large shower cubicle, low level w/c, substantial vanity unit having inset hand wash basin and cupboard underneath, heated towel rail, shaver point, extractor fan, seven down lighter spot lights, tiled floor, double glazed window.

## Conservatory: 3.23m x 1.22m (10' 7" x 4' 0")

Double glazed windows and door leading to the rear garden.

## Outside:

Brick paved parking area with space for two vehicles, outside lighting. Side pedestrian access to the rear garden which is laid to areas of paved patio and Astro turf, garden shed, fish pond, water tap. Very easy to maintain.

## Multi-Functional Building - Office/Workshop: 3.84m x 3.28m (12' 7" x 10' 9")

Insulated with patio doors, electric light and power.



# Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

<b>Local Authority</b> Somerset	<b>Council Tax</b> Band: D Annual Price: £2,267
<b>Conservation Area</b> No	<b>Flood Risk</b> Low
<b>Floor Area</b> 613 ft <sup>2</sup> / 57 m <sup>2</sup>	<b>Plot Size</b> 0.07 Acres
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Basic 14 Mbps Superfast 55 Mbps Ultrafast 1000 Mbps
<b>Satellite / Fibre TV Availability</b> BT ✓ Sky ✓	