

Guide Price
£125,000
Freehold





Coast Road, Berrow, Somerset TA8 2QU



Features

- Two-bedroom semi-detached bungalow
- Peaceful village location
- Opportunity for renovation
- Simple and manageable layout
- Investment or home property
- Allocated parking for one vehicle
- Close to local amenities
- Short walk to sandy beach
- Tranquil living environment
- NO onward chain

Summary of Property

****Two-Bedroom Semi-Detached Bungalow in Berrow - CASH PURCHASE ONLY****

We are pleased to present this two-bedroom semi-detached bungalow located in the tranquil village of Berrow. While the property requires some updating, it offers a fantastic opportunity for buyers to create a home or investment tailored to their tastes and needs.

This compact bungalow features a straightforward layout, ideal for those seeking a manageable living space. The reception room connects to a small kitchen area, which would benefit from modernization.

The property includes two bedrooms and a bathroom fitted with a basic three-piece suite. While functional, the interiors require updating throughout to bring them to a modern standard.

The front garden is laid to lawn and manageable, offering potential for landscaping to create an inviting outdoor space. The rear of the property features a slabbed courtyard and a wooden shed, ideal for storage. Allocated parking for one vehicle is provided.

Situated within a quiet development of similar properties, the bungalow enjoys a peaceful setting. It is conveniently located within walking distance of Berrow's sandy beach and local amenities, including a primary school, convenience store, post office, and village hall.

This property is perfect for buyers looking for an investment project in a desirable village location. Contact us today for further details or to arrange a viewing.

Somerset Council Tax Band A - £1,496.75 for 2024/25

Room Descriptions

Entrance Porch - 3.23m x 1.43m (10' 7" x 4' 8")

Double patio doors to front with half walls and windows above around. Door to:

Open Plan Kitchen/Dining/Lounge - 5.15m x 2.55m (16' 11" x 8' 4")

Kitchen - Range of wall, base units and drawers, space for cooker, extractor hood, space for a washing machine with a single sink and drainer.

Lounge/Dining Area - Night storage heater and a large window into the porch

Bedroom One - 1.80m x 2.32m (5' 11" x 7' 7")

A rear aspect window and a storage cupboard.

Bedroom Two - 2.32m x 1.27m (7' 7" x 4' 2")

A rear aspect window and a storage cupboard.

Bathroom - 1.34m x 1.51m (4' 5" x 4' 11")

Panel bath with electric shower over, wc and wash hand basin. A frosted rear aspect window.

There is an airing cupboard just outside the bathroom.

Front Garden

Mainly laid to lawn with a path, there is a slabbed area with a small storage shed.

Rear Garden

Laid to slabs with a wooden garden shed

Location

Situated within a quiet development of similar properties, the bungalow enjoys a peaceful setting. It is conveniently located within walking distance of Berrow's sandy beach and local amenities, including a primary school, convenience store, post office, and village hall.

AGENTS NOTES

There is a maintenance charge of £120.00 per annum for grass cutting and upkeep of communal areas.

Pets are permitted on-site, and there are no age restrictions for residents.

The property can be let on an assured shorthold tenancy basis if required.

Construction: Non-standard construction – CASH PURCHASE ONLY.



Floorplan

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 320 sq.ft. (29.7 sq.m.) approx.

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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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	A	
			Annual Price	£1,496.75	
Energy Performance Rating				E	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	N/A	
Heating	Electric Off Peak – Night Storage		Public rights of way	N/A	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	No	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FTTC	Basic Superfast Ultrafast FF	6 Mbps 80 Mbps - Mbps	279 ft ² / 26 m ²	0.03 Acres (2 Plots)
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	● ● ● ●		Satellite / Fibre TV Availability	BT Sky Virgin ● ● ● x
Risks			Conservation Area		
Flooded in last 5 years	No		No		
Flood defences	N/A		Coalfield & Mining Area		
Source of flood	N/A		No	N/A	
Planning Permission & Development Proposals					
Details: N/A					
Property Accessibility & Adaptations					
Details: All Level					
Building Safety					
Details: N/A					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.