



Asking Price £620,000  
29 Julians Acres, Berrow, TA8 2LX



 4  
Bedrooms

 3  
Bathrooms

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**\*\*Exceptional Property in Berrow: Modern Detached House with Bungalow Annexe\*\***

Nestled in the heart of Berrow, we proudly present this remarkable property offering a unique blend of modernity, versatility, and panoramic views over the renowned Burnham & Berrow Golf Course.

Modern Design: A beautifully presented detached house and bungalow annexe boasting contemporary architecture and stylish interiors.

House & Bungalow - EPC D

Council Tax Band: House E and Bungalow A. Somerset Council - 2023/24. (E - £2,597.39 & A - £1,416.76)

Services: Mains Electricity, Water and Drainage connected..

**Panoramic Views:** Enjoy far-reaching vistas over the prestigious Burnham & Berrow Golf Course, creating a serene backdrop for your daily life. **Versatile Accommodation:** This property offers a rare opportunity for versatile living arrangements. It is ideal for those seeking a combined home and annexe setup, perfect for accommodating family members desiring some independence. **Separate Spaces:** Enjoy the benefits of independent living spaces for different generations within the same property. **Close-Knit Living:** Foster close family ties while providing individual freedom. **Lucrative Lettings Opportunity:** For the savvy investor or those exploring Airbnb possibilities, this property presents an enticing opportunity. **Golfers' Haven:** With its proximity to Burnham & Berrow Golf Course, the property is positioned as an appealing option for golf enthusiasts. **Airbnb Potential:** Leverage the charm and comfort of this property to cater to visitors, including golfers seeking a memorable stay. The property combines a peaceful location with accessibility to local amenities and community warmth. Seize this rare occasion to own a property that offers a lifestyle of flexibility, comfort, and potential income. Your dream home, investment, or multi-generational haven awaits!

### **THE HOUSE:**

Introducing this stunning detached property, neutrally decorated and offering a wealth of desirable features. With two reception rooms and a spacious kitchen, this home is perfect for families and couples alike. The property boasts three double bedrooms, each with its own unique features. The master bedroom is spacious and includes built-in wardrobes, providing ample storage space. The second bedroom also offers built-in wardrobes, while the third bedroom provides additional flexibility. There are two bathrooms in this property, including a three-piece suite in the main bathroom and a convenient Jack n Jill bathroom. The kitchen is a standout feature, complete with a kitchen island and a designated dining space. It is the ideal spot for entertaining guests or enjoying family meals together. Both reception rooms offer a delightful view of the garden, with the first reception room providing direct access to the outdoor space. The large windows in the second reception room offer fantastic views of the nearby golf course and even glimpses of the sea. Situated in a peaceful location with green spaces and nearby parks, this property offers the perfect balance between tranquillity and accessibility. Additional features of this property include a garage and ample parking. The beautiful view and the good-sized gardens at the front and rear further enhance the appeal of this home.

### **THE BUNGALOW:**

Welcome to this charming bungalow. With one reception room, one kitchen, one bedroom, and one bathroom, this property offers everything you need in a compact and efficient layout. Upon entering the bungalow, you will be greeted by a welcoming hall leading to a spacious lounge, perfect for relaxing and entertaining guests. The recently refurbished kitchen provides all the necessary amenities for preparing delicious meals. Adjacent to the kitchen, you will find a three-piece suite bathroom, offering convenience and comfort. The master bedroom in this bungalow is spacious and provides a tranquil retreat after a long day. Additionally, there is a delightful conservatory that can be accessed from the bedroom, offering panoramic views of the good-sized rear garden.

### **ACCOMMODATION OF MAIN RESIDENCE:**

#### **ENTRANCE HALL:**

With double glazed entrance door having a double glazed side panel, laminate flooring, radiator and understairs cupboard.

#### **SITTING ROOM:** *14'7 x 13'9*

Two double glazed windows, radiator, coved ceiling and double glazed French door to the rear garden. Opening to:

#### **KITCHEN/DINING ROOM:** *16'2 x 12'11*

A one and a half bowl single drainer Vitreous sink unit having a mixer tap, comprehensive range of base, wall and drawer units. Together with a central island unit and having roll top working surfaces, Flavell electric range cooker with cooker hood, coved ceiling and radiator.

#### **BEDROOM 3:** *11'6 x 10'10*

Double glazed window , radiator and coved ceiling. Door to:

#### **EN-SUITE SHOWER:**

Comprising a white suite shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, double glazed window and shaver point.

**1ST FLOOR LANDING**

Double glazed window, built-in double cupboard, radiator with stylish cover and access to the loft via sliding ladder.

**BEDROOM 1:** *13'10 x 11'2*

Double glazed window with views to Brent Knoll, radiator, coved ceiling and a built-in triple wardrobe.

**BEDROOM 2:**

Double glazed window, radiator, coved ceiling and two fitted double wardrobes.

**BATHROOM:**

A white suite comprising panelled bath with shower attachment, pedestal hand wash basin, shower cubicle with a Mira shower unit, low level wc, part tiled walls, fitted mirror, double glazed window and heated towel rail.

**ACCOMMODATION OF THE BUNGALOW:****ENTRANCE HALL:**

Double glazed entrance door, radiator, built-in cupboard and loft access.

**LOUNGE:** *17'6 x 12'8*

Double glazed window, radiator and coved ceiling.

**KITCHEN:** *9'5 x 7'8*

One and a half bowl single drainer sink unit with a mixer tap, range of base, wall and drawer units with roll top worktops, electric and gas cooker points, plumbing for a dishwasher and washing machine, coved ceiling and double glazed window.

**BEDROOM:** *12'7 x 10'11*

Radiator, coved ceiling with a sliding double glazing door to:

**CONSERVATORY:**

Double glazed windows, tiled floor, ceiling fan, double glazed patio doors out onto the rear garden.

**GARAGE:** *19'0 x 9'4*

Up and over door, electric light and power, plumbing for a dishwasher and washing machine. The Ideal is situated in the garage providing hot water and central heating.

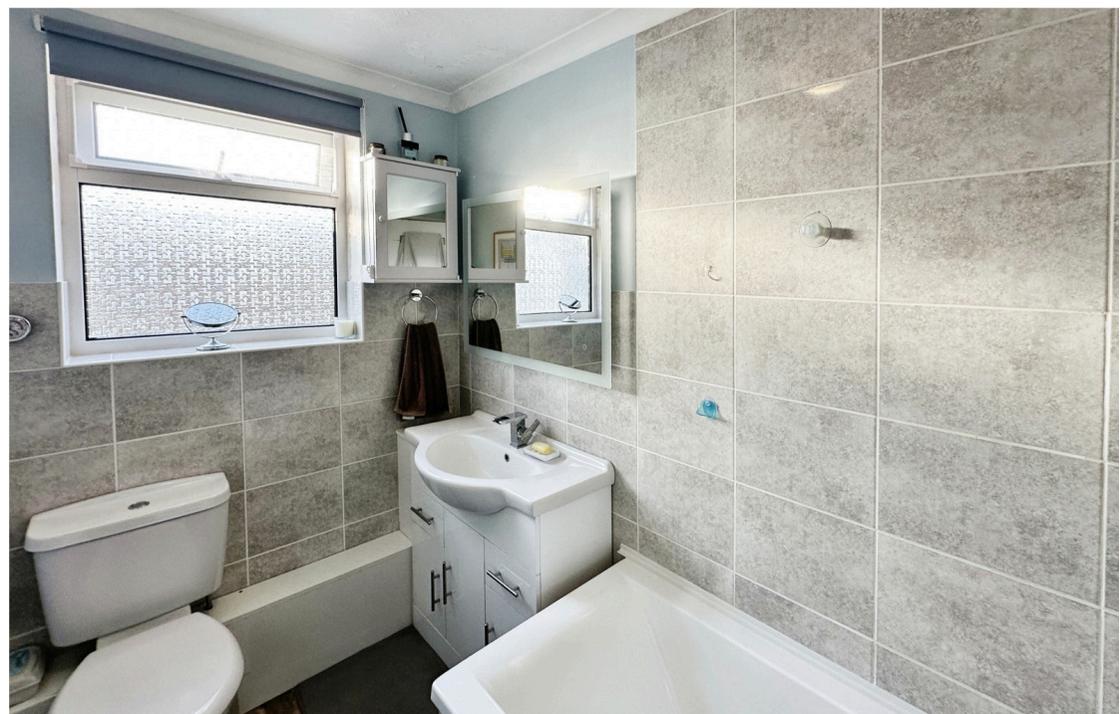
**OUTSIDE:**

Concrete driveway and chippings providing parking space for several cars. To the rear garden is laid mainly to lawn with an adjoining paved patio area. Various shrubs and bushes.

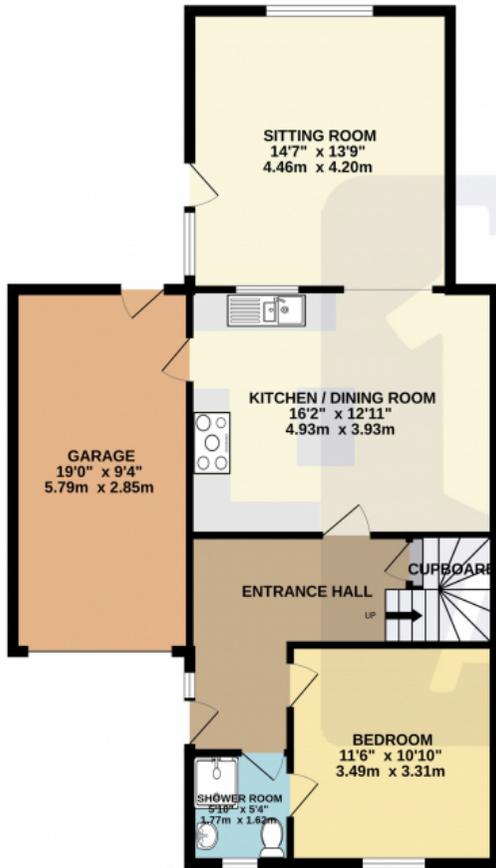
**TENURE & SERVICES:**

FREEHOLD - Council Tax Band: House E and Bungalow A. Somerset Council - 2023/24. (E - £2,597.39 & A - £1,416.76) Mains electricity, gas, water and drainage are connected.

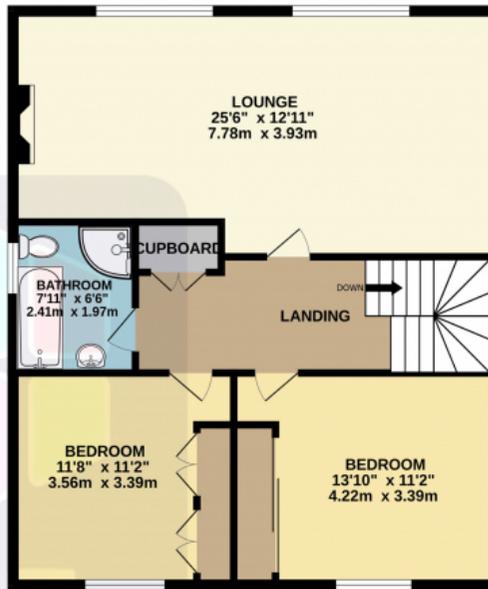




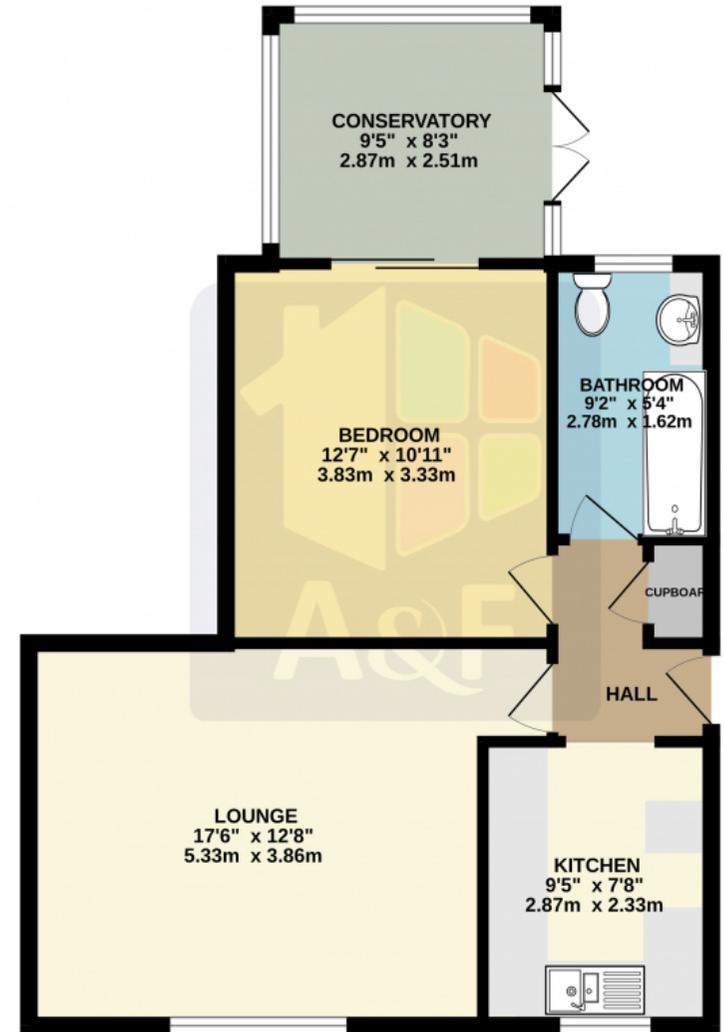
GROUND FLOOR



1ST FLOOR



THE BUNGALOW



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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The House

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69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Bungalow

