

Guide Price
£269,950
Freehold





Fairway Close, Berrow, Burnham-on-Sea, Somerset TA8 2JR



Features

- Excellent potential for modernisation
- Quiet and sought-after village location
- Lounge leading to conservatory
- Two double bedrooms, easy living
- Sunny front garden with seating area
- Generous driveway with ample parking
- Enclosed rear garden with fruit trees
- Gas central heating and double glazing
- Close to golf course and beach
- No onward chain – ideal project

Summary of Property

This attractive two-bedroom detached bungalow is quietly situated within a small cul-de-sac in the popular coastal village of Berrow, just north of Burnham-on-Sea. The property enjoys an enviable position only a short distance from the Burnham & Berrow Championship Golf Links and the wide, sandy Berrow beach, both within comfortable walking distance.

A nearby Nature Reserve with access to bridleways and a pond provides excellent opportunities for walking, cycling, and observing local wildlife. The village of Berrow offers a welcoming community and a good range of everyday amenities including a church, primary school, Co-op supermarket, and social club, with a wider selection of shops, restaurants, and leisure facilities in Burnham-on-Sea, approximately two miles away. For commuters, there is easy access to the M5 motorway (Junction 22 at Edithmead) and a mainline railway station at Highbridge, both providing convenient transport links across the region.

The property itself is well presented and benefits from gas-fired central heating, double glazing, and spacious accommodation comprising a conservatory, lounge, kitchen, two double bedrooms, and a modern bathroom with a heated towel rail. Outside, there is a concrete driveway providing parking for several vehicles, a well-tended front garden, and an enclosed rear garden featuring lawn, shed, and established apple and pear trees.

This delightful bungalow offers comfortable and low-maintenance living in a highly sought-after location — ideal for those looking to enjoy the coast and countryside while remaining close to village amenities. Freehold – Vacant Possession on Completion – NO ONWARD CHAIN

Room Descriptions

The Property

Conservatory, Lounge, Inner Hall, Kitchen, 2 Double Bedrooms, Bathroom, Gas-Fired Central Heating, Partial Double Glazing, Front Garden, Driveway and Enclosed Rear Garden with shed. .The Sale will include the fitted carpets/floor coverings, curtains, light fittings and blinds - which were installed in 2022.

Accommodation

Conservatory: 11' 9 x 6' 5 / 3.58m x 1.96m

A bright, southerly-facing space approached via uPVC front door with inset letterbox and double-glazed pane. Double-glazed windows and polycarbonate roof. French doors lead to:

Lounge: 16' 6 x 10' 9 / 5.03m x 3.28m

A comfortable living area featuring a marble-backed fireplace with hearth and coal-effect electric fire. Television and telephone points. Radiator.

Inner Hall:

Central heating thermostat, radiator, and built-in shelved cupboard. Loft access with electric light via foldaway alloy ladder.

Kitchen: 12' 6 x 8' 6 / 3.81m x 2.59m

A well-appointed kitchen with a range of base and wall units (some glazed), open shelving, and contrasting worktops. Inset single drainer sink with mixer tap. Integrated electric oven, 4-ring gas hob, extractor, and dishwasher. Plumbing for washing machine and space for upright fridge-freezer. Westerly-facing double-glazed window and LED lighting. Wall cupboard housing the 'Ideal' Logic gas-fired combination boiler (installed May 2016). Double doors lead to the enclosed rear garden.

Bedroom 1: 11' 0 x 10' 8 / 3.35m x 3.25m

Spacious double bedroom with radiator, window, and twin built-in wardrobes with shelving and hanging rails.

Bedroom 2: 9' 11 x 8' 6 / 3.02m x 2.59m

Radiator, southerly-facing window, and built-in wardrobe housing the electric meter.

Bathroom: 6' 8 x 5' 5 / 2.03m x 1.65m

Part tiled and fitted with a white suite comprising panelled bath with shower mixer over and folding screen, pedestal wash hand basin, and low-level WC. Chrome heated towel rail, mirror-fronted cabinet, chrome corner rack, obscure glass window, and air vent..

Outside:

Double gates open to a concrete driveway providing parking for up to three vehicles.

The southerly-facing front garden includes a lawn, hedges, paved path, and slate borders with inset planting. Electric light and gas meter are fitted to the front wall. Side access with power point, metal storage unit, and water tap leading to an additional path with plastic storage unit and wrought-iron gate to the enclosed rear garden (approx. 50ft deep). The garden includes a lawn with stepping stones, rotary clothesline, compost store, shed, and two pear trees and one apple tree a lovely, low-maintenance outdoor space.

Services:

Mains water, gas, electricity, and drainage are connected.

Tenure:

Freehold

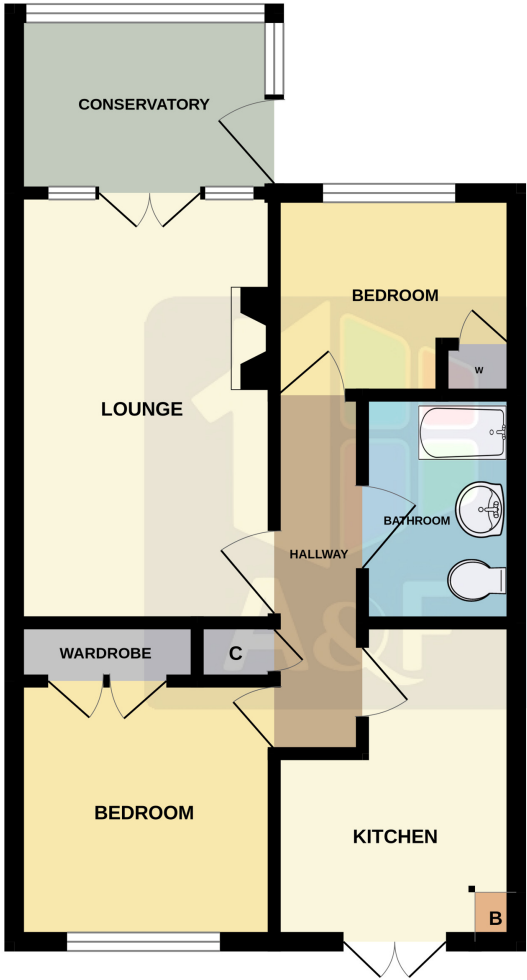
Vacant Possession on Completion

NO ONWARD CHAIN



Floorplan

GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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