

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.

Material Information	
Local Authority	Council Tax Band & Fee
Somerset Council	D
Band	£2,245.13
Annual Price	D
Energy Performance Rating	
Rights and Restrictions	
Electricity	Mains connected
Heating	Private Rights of Way
Water	Public rights of way
Sewage	No
Broadband	Yes
Type:	FTTC
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three
Speed Capacity (info from Openreach)	Basic 5 Mbps Supernet 45 Mbps Ultrafast 161 Mbps
Floor Area:	1,732 ft ²
Plot Size:	0.16 Acres
TV Availability	BT Sky Virgin
Conservation Area	No
Flooded in last 5 years	No - Annual Low Risk
Flood defences	N/A
Source of flood	N/A
Planning Permission & Development Proposals	Details: N/A
Property Accessibility & Adaptations	Details: N/A
Building Safety	Details: N/A



Guide Price
£445,000
Freehold

Barton Road, Berrow, Somerset TA8 2JN
4 Bedroom Detached Bungalow



This charming detached Dormer bungalow is nestled in a highly sought-after location and occupies a substantial plot, offering privacy and versatility. The property features a beautifully maintained rear garden, a spacious driveway accommodating multiple vehicles, and a single garage with an electric roller door, making it an ideal family home or a tranquil retreat.

The interior of the property is thoughtfully designed to maximize both space and functionality. The ground floor boasts a bright and airy lounge/diner, perfect for family gatherings or entertaining guests. Adjacent to the lounge is a well-equipped kitchen, offering plenty of storage and workspace. A versatile room on this level can serve as a fourth bedroom or a convenient home office, complemented by a conservatory that provides additional living space and views of the lush garden. A downstairs WC adds practicality to the layout. The first floor hosts three generously sized bedrooms, each offering comfortable living space and ample natural light. A family bathroom serves this level, featuring modern fixtures and fittings.

Externally, the property impresses with its extensive block-paved driveway, ensuring off-road parking for numerous vehicles. The single garage, fitted with an electric roller door, adds convenience and security. The rear garden is a true highlight, offering a large, private space with a travertine patio, adorned with mature, well-stocked borders, perfect for outdoor relaxation, gardening, or entertaining. This delightful home combines space, privacy, and a prime location, making it a rare find in today's market. With an energy rating of D, it balances character and comfort with practical efficiency. Whether you're seeking a family residence or a peaceful sanctuary, this Dormer bungalow is ready to welcome you.

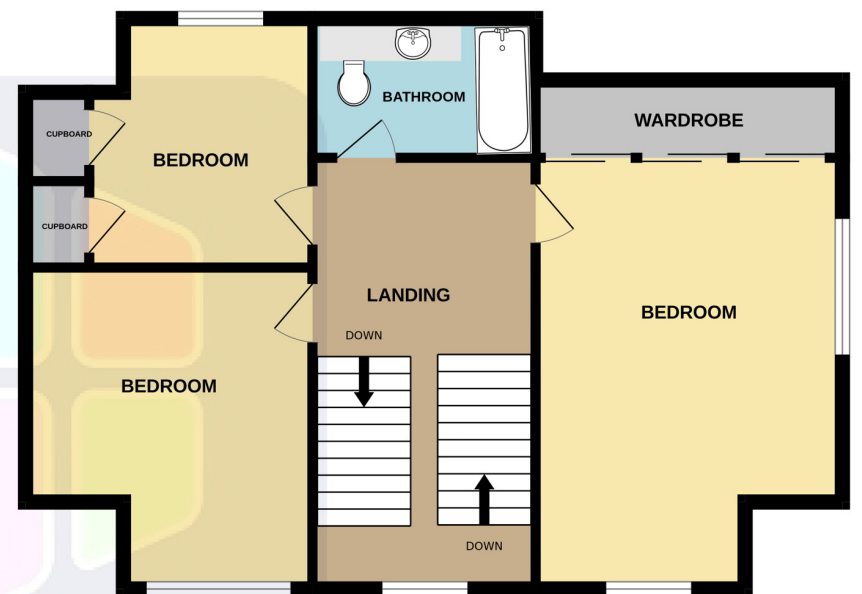
EPC: D Somerset Council Tax Band: D - £2,245.13 for 2024/25



- Highly sought-after location
- Substantial private plot
- Beautifully maintained rear garden
- Conservatory with garden views
- Four bedrooms
- Extensive block-paved driveway
- Versatile home office
- Garage & Driveway Parking
- Bright lounge/diner

GROUND FLOOR

1ST FLOOR



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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Porch: 2.97m x 1.42m (9' 9" x 4' 8")

A uPVC double-glazed window overlooks the front aspect, with an additional uPVC double-glazed window to the side aspect. A uPVC double-glazed obscured entrance door provides access to the property.

Inner Hallway

A door leads to the lounge/diner, with another providing access to the kitchen. The ground floor also features a downstairs WC and a versatile fourth bedroom or study. An understairs storage cupboard, housing the electric consumer unit, offers additional practicality. A wall-mounted thermostat is positioned for convenience, and stairs rise to the first-floor accommodation.

Lounge/Diner: 6.73m x 4.5m (22' 1" x 14' 9")

A uPVC double-glazed window to the front aspect and uPVC double-glazed patio doors to the rear provide access to the conservatory. The room features coving to the ceiling, a gas fire with a decorative mantle and surround, two radiators, and wall lights for added ambiance.

Kitchen: 5.08m x 2.64m (16' 8" x 8' 8")

The kitchen is fitted with a range of 'Shaker' style floor and wall units, complemented by work surfaces that incorporate a one-and-a-half bowl sink drainer unit with a mixer tap. It includes a four-ring gas burner hob with a retractable extractor hood above and an electric oven below. Integrated appliances include a dishwasher and fridge. A breakfast bar provides additional convenience, alongside a pantry cupboard and another storage cupboard with shelving. The space features wood-effect laminate flooring, tiled splashbacks, recessed spotlights, and coving to the ceiling.

Bedroom Four/Study: 2.84m x 2.77m (9' 4" x 9' 1")

A uPVC double-glazed window overlooks the front aspect, complemented by a radiator.

Cloakroom: 2.74m x 1m (9' 0" x 3' 3")

A glazed obscured window to the side aspect provides natural light. The space features coving to the ceiling and is fitted with a suite comprising a close-coupled WC and a wash hand basin. Finished with tile-effect walls, wood-effect laminate flooring, and a radiator for added comfort.

Conservatory: 3.76m x 3.1m (12' 4" x 10' 2")

The room features uPVC triple-glazed windows on all sides, with uPVC double-glazed French doors on the side, providing access to the rear garden. A glass roof enhances natural light, while wall lights, a radiator, and power sockets complete the space.

First Floor Landing

A double-glazed window overlooks the front aspect. The room provides access to the loft space, a radiator, and leads to all other rooms.

Bedroom One: 4.67m x 3.58m (15' 4" x 11' 9")

This dual-aspect room features uPVC double-glazed windows to both the front and side aspects, along with a radiator. Built-in wardrobes with sliding doors offer ample storage, and within the wardrobe, there is additional access to eaves storage.

Bedroom Two: 3.86m x 3.28m (12' 8" x 10' 9")

A uPVC double-glazed window overlooks the front aspect, complemented by a radiator.

Bedroom Three: 3.18m x 2.97m (10' 5" x 9' 9")

A uPVC double-glazed window overlooks the rear aspect, with a radiator beneath. The room also features a built-in airing cupboard housing the hot water tank and slatted shelving, along with an additional storage cupboard with a hanging rail.

Bathroom: 2.3m x 1.6m (7' 7" x 5' 3")

The bathroom is fitted with a white suite, including a panelled bath with an electric 'Triton' shower overhead and a glass shower screen. It also features a vanity wash hand basin with cupboard storage beneath, along with a concealed cistern WC and an adjacent storage cupboard.

Front Garden:

The front of the property is primarily paved with block paving, offering off-road parking for several vehicles. It is bordered by mature shrubs, bushes, and small trees, and is fully enclosed with fencing and railings on all sides.

Garage: 5.87m x 2.74m (19' 3" x 9' 0")

The garage features an electric roller door and houses the 'Worcester' combination boiler. A uPVC double-glazed obscured window is located at the rear aspect, and the space is equipped with power. There is a covered alleyway between the garage and the kitchen, with uPVC double-glazed doors at both the front and rear. Additionally, there is space and plumbing for an automatic washing machine, along with a cupboard for storage.

Rear Garden:

The rear garden is generously sized and fully enclosed with panel fencing. It features a combination of travertine tiles at the rear of the property, a lawn area, and additional stone chippings leading to a summerhouse/shed, which is equipped with power and lighting. There is also a greenhouse with staging and a potting table. The garden is beautifully landscaped with mature shrubs, bushes, plants, and small tree borders. A pedestrian access gate leads to the front, and the garden is also equipped with an outside tap and light.

