

**Mendip View, Coast Road, Berrow, Burnham-on-Sea, Somerset.  
TA8 2QR**

**£329,000 Freehold (to be confirmed)**

**FOR SALE**



## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present this well maintained three-bedroom semi-detached home for sale, ideally located on the Coast Road in Berrow.

With views to the rear over open countryside towards Brent Knoll and to the front over the Burnham & Berrow Golf Course.

This mature home has been extended on the ground floor to the rear significantly adding to the living accommodation with three reception rooms. Upstairs there are three bedrooms with the primary benefiting from an en-suite shower room plus a family bathroom.

Outside there are gardens to front & rear with the large & level rear garden offering far reaching views over open countryside. Furthermore, the corner plot includes a double garage with internal utility room & lean-to store room to the rear with ample driveway parking to the front.

Offered with no onward chain complications this property is sure to attract much interest. An early inspection is highly recommended to fully appreciate all that this superb family home has to offer.

## FEATURES

- Semi-Detached House
- Extended Ground Floor Accommodation
- Three Bedrooms - Main with En Suite
- Large Level Plot
- Double Garage, Store Room & Driveway
- No Onward Chain Complications
- Views to Front & Rear
- Freehold
- Council Tax Band - F
- EPC - E



## ROOM DESCRIPTIONS

### Hall

Upvc front door opens to hallway with stairs rising to first floor. Radiator.

### Lounge

Front facing Double glazed window, feature woodburner, twin wall lights.

### Reception/Dining Room

Good size room with side aspect double glazed window, wood laminate flooring, useful under-stairs cupboard. Doorway to small UTILITY Area housing wall mounted gas boiler, space and plumbing for appliance.

### Kitchen

Fitted with an attractive range of gloss blue base & eye level units housing a stainless steel sink & drainer, Rangemaster oven (by negotiation) with extractor hood partially over. Tiled splash-backs, double glazed window overlooking rear garden & part glazed upvc door to rear.

Open-plan to:

### Living Room

Double glazed patio doors with side windows opening to rear.

### Cloakroom

Accessed from Hall with white suite comprising low level WC & wash hand basin. Obscure double glazed window. Wood laminate flooring.

### Landing

Doors to all principle rooms. Window to rear aspect, loft access.

### Bedroom One

Dual aspect windows to front & side aspects. Useful over-stairs cupboard. Radiator.

Door to:

### En-suite

White suite consisting fully tiled corner shower cubicle housing mains operated shower unit, low level WC & wash hand basin. Obscure double glazed window. Ceiling spotlights.

### Bedroom Two

Front facing double glazed window, radiator.

### Bedroom Three

Rear facing double glazed window, radiator.

### Bathroom

White suite consisting 'P' shape bath with shower over & glass screen, low level WC & pedestal wash hand basin. Chrome ladder style radiator, obscure double glazed window, vinyl flooring.

### Rear Garden

To the rear is a large level garden mostly laid to lawn with two greenhouses ( by negotiation) enjoying super views over fields with cattle grazing. Wooden door to front driveway & door to:

### Double Garage/Workshop

Power & light, internal Utility room.  
Lean-to Store room to rear with separate entrance.

### Front

Driveway parking for a number of vehicles with lawned area to side and path to front door.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



## FLOORPLAN & EPC

