

Guide Price
£274,950
Freehold





Features

- 2 Bedrooms
- Conservatory
- Lounge, Kitchen
- Gas Central Heating
- Garden & Driveway
- Enclosed Rear Garden

Summary of Property

This ideally situated 2 bedroom bungalow stands in a quiet cul-de-sac in the favoured Somerset Village of Berrow. The renowned Burnham & Berrow Championship Golf Links is just over 50 yards away, whilst the famous Berrow Sands are approximately 600 yards away. There is a Nature Reserve almost adjacent to the property. There is a public gate giving access to bridleway and nearby pond - ideal for dog-walkers and such. The village itself is well-served with facilities including church, school, Co-op supermarket and Social Club. Further comprehensive facilities available in nearby Burnham-on-Sea, approximately 2 miles away, including schools, cinema, library, hotels, hospital and various public houses and restaurants. Access to the M5 Junction 22 at Edithmead. Mainline railway station in Highbridge.

EPC: D61 (Sept 2015) Somerset Council, Tax Band: B £1,866.23 2025/26

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

Southerly-facing and approached via uPVC door with inset letterbox and double glazed pane. Double glazed windows and polycarbonate roof. Small pane double doors with matching side panel to:-

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

Television and telephone points. Radiator and feature fireplace with marble backing and hearth and fitted coal-effect electric fire.

Inner Hall:

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

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

Approached via small paned obscure-glass door. Range of base and drawer units, wall cupboards (some glaze-fronted), open-fronted shelving and contrasting worktops. Inset single drainer sink unit with mixer tap. Integrated appliances include electric cooker, gas 4-ring hob, extractor fan/light and dishwasher. Plumbing for automatic washing machine and space for upright fridge-freezer. Part tiled walls, LED light, consumer unit and westerly-facing double glazed window. Wall cupboard housing the 'Ideal' Logic gas-fired combination boiler - which was installed in May 2016. Low maintenance double doors to the Enclosed Rear Garden.

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

Radiator and window. Pair of built-in wardrobes with eye-level shelves and hanging rail.

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

Radiator and southerly-facing window. Built-in wardrobe with hanging rail and housing the electric meter.

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

Part tiled walls and comprising a white suite of panelled bath h/c with shower mixer over and folding screen. Pedestal wash hand basin h/c and low-level WC. Heated towel rack and obscure glass window Mirror-fronted cabinet, chrome corner rack and air vent.

Outside:

Double gates gives access to concrete driveway offering parking for 3 standard vehicles. The southerly-facing front garden comprises lawn, hedges, paved path and slate borders with inset hedging. On the front wall of the bungalow is electric light gas meter. From the front garden one has a glimpse of the upper region of The Knoll. Side path with electricity point, try metal storage unit and water tap leading to additional side path and plastic storage unit. Access via wrought iron gate to the enclosed (approx. 50ft depth) Rear Garden comprising path, lawn with inset stepping stones, rotary clothesline, compost store, shed, 1 apple and 3 pear trees.

Services:

Mains Water, Gas, Electricity & Drainage are connected

Tenure:

Freehold

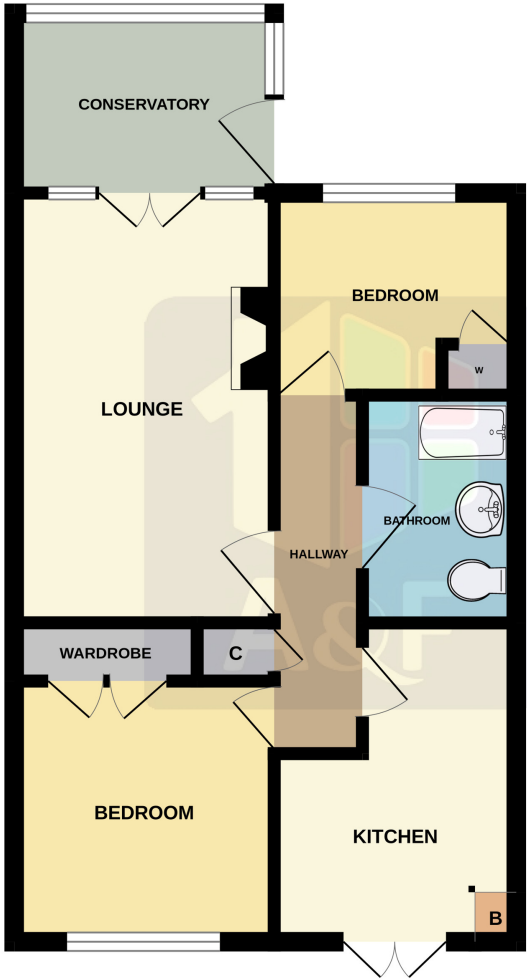
Vacant Possession on Completion

****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		

TOTAL FLOOR AREA : 383 sq.ft. (35.5 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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