

Julians Acres, Berrow, Burnham-on-Sea, Somerset. TA8 2LZ

£200,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this immaculate two double bedroom first-floor apartment which is seemingly more spacious than it appears & features a substantial garden and garage.

Access to the first-floor landing is gained through a recently replaced Upvc front door providing self-contained entry. The landing includes a built-in storage cupboard. Subsequently, a door opens into the luminous and expansive lounge/diner, featuring a UPVC double-glazed picture window overlooking the rear garden with further views of the famous Burnham & Berrow championship golf course.

Adjacent to the lounge, a door leads into the kitchen, which has recently been replaced & is equipped with a selection of modern units comprising base cupboards, drawers, wall-mounted cupboards, worktop surfaces with tiled splashbacks, grey composite sink & drainer, Breakfast Bar. Integrated Zanussi induction hob & oven with extractor over. Concealed wall-mounted Baxi 400 gas boiler for central heating and hot water, vinyl wood effect flooring, spotlights. Double-glazed window overlooking the rear.

Continuing from the lounge, a door opens into the inner hall, where a built-in storage cupboard and bathroom are located. The bathroom is furnished with a low-level WC, panelled bath with an electric shower over, pedestal wash hand basin, tiled floor, part-tiled walls, and a double-glazed window.

A door from the inner hall leads into the primary bedroom, which features a double-glazed window overlooking the front, radiator, fitted range of wardrobes, and access via a ladder to a boarded attic room.

Bedroom two is also a good size double room & equipped with a radiator and a double-glazed window overlooking the front.

Outside, a shared driveway leads to the garage, which has a useful two-thirds/one-third door opening. Recently erected fencing with a gate provides access to the private & extensive rear garden, largely laid to areas of lawn with decking, artificial grass area & flower and shrub borders.

Situated in a desirable area of Berrow in close proximity to the golf course & beach this immaculate apartment is sure to attract much attention & we recommend an early viewing in order to fully appreciate the accommodation & gardens.

## FEATURES

- First Floor Apartment
- Two Double Bedrooms
- Views towards Burnham & Berrow Golf Course
- Private Large South Facing Rear Garden
- Excellent Order Throughout
- Recently Fitted Kitchen/Breakfast Room
- Garage
- No Onward Chain Complications
- Viewing Highly Recommended
- EPC - C



## ROOM DESCRIPTIONS

### Accommodation

#### ENTRANCE HALL

Upvc front door with stairs rising to :

#### FIRST FLOOR LANDING

Large storage cupboard and upvc double glazed window to side.

#### LIVING ROOM

Television point, upvc double glazed window to rear with aspect towards Berrow golf links. Radiator.

#### KITCHEN/BREAKFAST ROOM

Recently refitted with an attractive range of wall and floor units finished in a Mint green to incorporate grey composite drainer sink unit, space for fridge/freezer & washing machine, integrated Zanussi induction hob with extractor hood over & electric oven below, cupboard housing Baxi 400 gas boiler supplying domestic hot water and radiators,. Upvc double glazed window to rear.

### From the Living Room door opens to the:

INNER HALL :- Airing cupboard, doors to both bedrooms & bathroom.

#### BEDROOM ONE

Twin double built in wardrobes, upvc double glazed window to front. Radiator. Loft hatch with ladder within one wardrobe leads to boarded loft space.

#### BEDROOM

Upvc double glazed window to front. Radiator.

#### BATHROOM

Comprising panelled bath with Mira Sport electric shower over, pedestal wash hand basin and close coupled w.c. Part tiled walls, tiled floor and access to roof space. Upvc double glazed obscured window to side.

### Outside

To the right hand side of the property is a shared driveway giving access to the :

#### GARAGE

Single garage with split door for easy access. Our vendor also parks a car to the front.

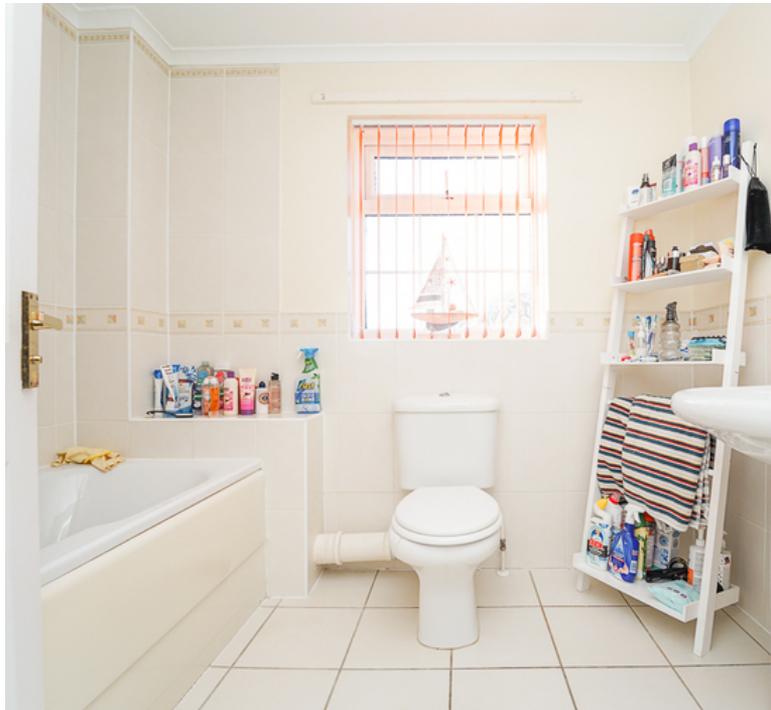
#### REAR ENCLOSED GARDEN

The garden is a real feature of the sale facing largely in a southerly direction & being much larger than average.

With recently erected fencing. This is a private garden for #27 only accessed via a gate and is a laid principally to lawn and borders containing shrubs and bushes. Decked area. Mostly south facing.

### Disclaimer

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



# FLOORPLAN & EPC



Approximate total area<sup>1)</sup>  
715.63 ft<sup>2</sup>  
66.48 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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