

Guide Price  
£269,950  
Freehold





Penmoor Road, Berrow, Burnham-on-Sea, Somerset TA8 2ND



### Features

- Chalet style bungalow
- Refurbished modern kitchen
- Neutral decor
- Two reception rooms
- Close to public transport
- Nearby schools
- Proximity to walking routes
- Two bathrooms

## Summary of Property

Presenting this splendid semi-detached chalet style bungalow, an enticing property now available for sale. This home is neutrally decorated, providing a blank canvas for you to add your personal touches.

The property boasts two well-proportioned reception rooms, providing an ample space for relaxation and entertainment. Not to mention, a recently refurbished kitchen that adds a modern touch to this lovely home. Every chef's dream, the kitchen is perfect for whipping up family meals or entertaining guests.

Also located downstairs is a good sized bedroom with a storage cupboard, and a family bathroom. Perfect for visiting guests.

This bungalow offers two spacious bedrooms and a shower room upstairs, making it an ideal choice for families or couples seeking a comfortable living space.

One of the significant advantages of this property is its location. It is conveniently situated close to public transport links, ensuring easy commutes for work or leisure. In addition, it is surrounded by a strong local community and is in proximity to several local amenities. For families, the nearby schools offer added convenience. Nature enthusiasts will appreciate the nearby walking routes, providing opportunities for leisurely strolls or invigorating runs.

In conclusion, this semi-detached bungalow not only offers a comfortable living space but also a supportive community environment. The combination of its unique features, location, and recent refurbishments make this property a gem in the market. Don't miss this opportunity to own a piece of tranquillity in the heart of the community.

The property is rated E for energy performance, indicating a fair level of energy efficiency.

Council Tax band C 2024/25 £1,995.67.

# Room Descriptions

## Accommodation:

### Entrance Porch:

Tiled floor, plumbing for an automatic washing machine.

### Entrance Hall:

Glazed door, radiator.

### Lounge: 5.20m x 3.24m (17' 1" x 10' 8")

Two radiators, two wall light points and a double glaze sliding door leading to the garden.

### Kitchen: 2.72m x 2.59m (8' 11" x 8' 6")

Recently refitted with single drainer stainless steel sink unit having a mixer tap. Range of base units with roll top work surfaces, fitted gas four ring hob, fitted Zanussi electric oven, part tiled walls, store cupboard, double glazed windows. Recently installed Ideal gas fired boiler.

### Bedroom Three (downstairs): 3.27m x 3.09m (10' 9" x 10' 2")

Two radiators, understairs cupboard, sliding double glazed patio doors leading to garden.

### Dining Room/Study:

Double glazed windows, radiator.

### Bathroom:

White suite comprising panelled bath, pedestal hand wash basin, low level w/c, part tiled walls, obscure glass double glazed window.

### Landing:

Access to loft space.

## Stairs up to:

### Bedroom One: 4.08m x 3.28m (13' 5" x 10' 9")

Double glazed windows, radiator.

### Bedroom Two: 4.08m x 2.59m (13' 5" x 8' 6")

Two double glazed windows, radiator.

### Shower Room:

Fully tiled walls, shower cubicle having Gainsborough shower unit, hand wash basin, low level w/c and double glazed window.

### Outside:

The gardens are on both sides of the property and enjoy easterly and westerly facing aspects. To the west side the garden is laid to lawn with an adjoining paved patio area together with flower beds and borders. Side pedestrian access to the east side where the garden is laid to lawn with a paved patio area, flower, shrub beds and borders, shed, outside water tap. Concrete driveway.

### Garage: 5.74m x 2.51m (18' 10" x 8' 3")

Up-over door, electric light and power, concrete base and rear personal door.

### Services:

Mains electricity, gas, water and drainage are connected.

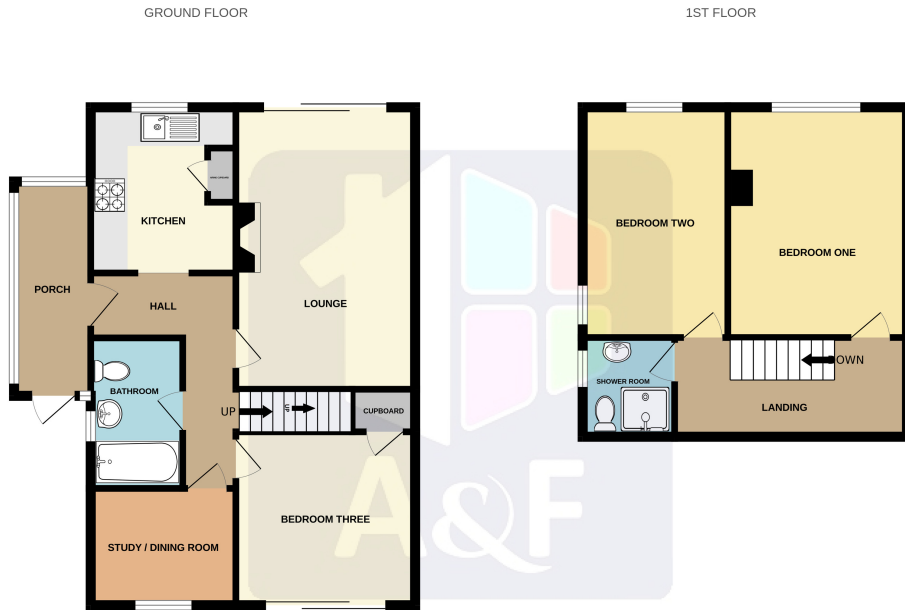
### Tenure:

Freehold

Vacant possession on completion.



# Floorplan



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. Made with Metropic ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

<b>Local Authority</b> Somerset	<b>Council Tax</b> Band: C Annual Price: £2,015
<b>Conservation Area</b> No	<b>Flood Risk</b> Low
<b>Floor Area</b> 904 ft <sup>2</sup> / 84 m <sup>2</sup>	<b>Plot Size</b> 0.09 Acres (2 Plots)
<b>Mobile Coverage</b>	<b>Broadband</b>
EE ●	Basic 1 Mbps
Vodafone ●	Superfast 70 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
<b>Satellite / Fibre TV Availability</b>	
BT ✓	
Sky ✓	
Virgin ✓	