

Guide Price
£239,950
Freehold





51 Church House Road, Berrow, Burnham-on-Sea, Somerset TA8 2NQ



Features

- Semi-Detached House
- Three Bedrooms
- Spacious double bedrooms with wardrobes
- Large lounge/dining room with gas fire
- Garage and parking facilities available
- Peaceful location with strong community ties
- Ideal for families, couples, sharers
- No onward chain
- Close to bus routes
- Quiet and peaceful community location

Summary of Property

For sale is this three-bedroom, semi-detached property that offers an abundance of potential for those willing to modernise. The property is in a council tax band C and is ideally suited for families, couples, or sharers.

The ground floor consists of a reception room and a kitchen. The reception room is a lounge/dining room boasting large, dual-aspect windows and a gas fire, perfect for cosy nights in. The kitchen is equipped with base units and drawers, space for a fridge/freezer and washing machine, a gas hob with an extractor, and an electric oven.

The first floor comprises of three bedrooms and a bathroom. Bedrooms one and two are spacious doubles with built-in wardrobes, while the third bedroom is a single room with a storage cupboard. The bathroom has a panel bath, a pedestal wash hand basin, and a W/C.

The property is further enhanced by a garage and parking facilities. The rear garden is mainly laid to lawn, featuring a greenhouse and shed, and can be accessed via a side gate. This property is priced to sell in its current state, with scope for open-plan living/dining and kitchen.

Situated in a peaceful location with strong community ties, the property is conveniently located near public transport links and local amenities. This house presents an exciting opportunity for those looking to put their stamp on a property. Don't miss out on this unique opportunity.

Room Descriptions

Summary

A three-bedroom semi-detached property with potential for modernisation, ideal for families, couples, or sharers, boasting a lounge/dining room with large windows and a gas fire, spacious bedrooms with built-in wardrobes, a garage, parking facilities, and a rear garden with a greenhouse and shed, situated in a peaceful location with strong community ties and close to public transport links and local amenities.

Entrance Hall

Enter via a small storm porch and double glazed door into the entrance hall, doors to the lounge, kitchen, understairs storage and stairs to the first floor.

Lounge 11'1" x 14'11" (3.37m x 4.53m)

Bay window to front aspect with coal effect gas fire with back boiler serving domestic heating and hot water system. Low brick built wall unit. Opens to:

Dining Room 8'4" x 9'5" (2.55m x 2.87m)

Room for six-seater table and chairs with a serving hatch from the kitchen and a rear aspect window.

Kitchen 8'10" x 9'5" (2.70m x 2.87m)

Wall, base units and drawers, space for a washing machine and fridge/freezer. Gas hob with extractor over and electric oven. Door into the garden room and a rear aspect window.

Garden Room 4'11" x 16'10" (1.5m x 5.14m)

An ideal area to relax with the view of the garden. Sliding doors out onto the rear garden.

Landing

Access to all the bedrooms, bathroom, storage cupboard and loft.

Bedroom One 11'1" x 12'2" (3.37m x 3.71m)

A good double sized room with a built-in wardrobe and front aspect window.

Bedroom Two 11'1" x 9'10" (3.37m x 3.00m)

Again a double size with built-in wardrobe and a rear aspect window.

Bedroom Three 7'2" x 9'3" (2.19m x 2.82m)

A single sized room with a storage cupboard and front aspect window.

Bathroom

A good size bathroom which comprises a panel bath, WC and pedestal wash hand basin. A Frosted rear aspect window.

Rear Garden

Mainly laid to lawn and fully enclosed with a greenhouse, garden shed and a side access gate to the front.

Garage

Up and over door with power and light.

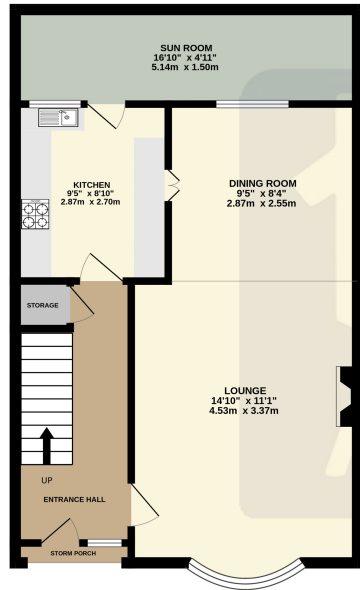
Front Garden

Laid to lawn and path to the front door, driveway for one car and access to the garage.

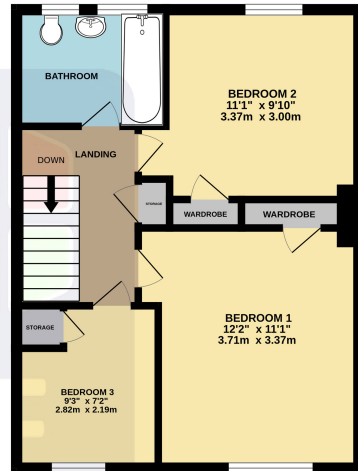


Floorplan

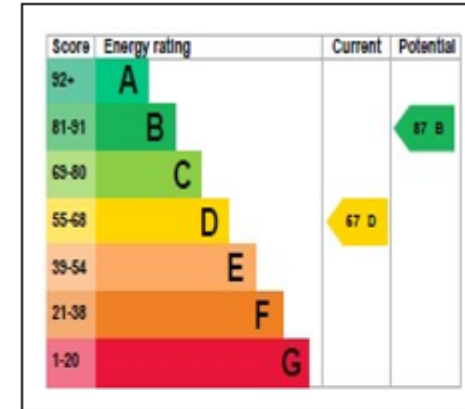
GROUND FLOOR



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. The 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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Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online