



**Guide Price**  
**£379,000**  
**Freehold**

**Barton Road, Berrow, Burnham-on-Sea, Somerset TA8 2LU**  
**3 Bedroom Detached House**





A well-kept and deceptively spacious detached home, set within the ever-popular village of Berrow — just a short stroll from the beach, local shops, and the renowned Burnham & Berrow golf course. this modern home has been lovingly maintained over the years and offers generous accommodation throughout, ideal for a growing family or anyone looking to enjoy a quieter pace of life near the coast.

From the moment you arrive, there's a real sense of space and calm, with a large brick-paved driveway offering plenty of parking, a carport for convenience, and a detached garage for storage or workshop use. inside, the property is warm, welcoming and well laid out, with three comfortable double bedrooms and two bright reception rooms, giving flexibility for both everyday living and entertaining.

The conservatory enjoys views across the generous rear garden, which faces west and catches the sun into the evening — perfect for summer evenings with friends or peaceful mornings with a coffee.

The location couldn't be more convenient. Within a few hundred yards, you'll find the Berrow triangle with its handy parade of shops, while public footpaths nearby lead directly onto the dunes and beach, making this an excellent spot for dog walking or simply soaking up the sea air. access to the m5 at junction 22 is only a short drive away, providing easy travel to Bristol, London, the north and the southwest. The mainline railway station at Highbridge is also just four miles away. If you're looking for a home that offers both comfort and convenience, with a large, private garden and all the benefits of village life by the sea, this could well be the one.

EPC Band: D63 (6/03/2030)

Somerset Council Band: D £2,399.44 for 2025/26



- Three Spacious Double Bedrooms
- Short Walk to Beach
- Large Driveway with Carport
- Bright Dual-Aspect Living Room
- Modern Fitted Kitchen with Appliances
- Versatile Conservatory Overlooking Garden
- Detached Garage with Rear Access
- Gas Central Heating Throughout
- Easy Access to M5 Motorway







**Accommodation**

**Entrance Hall:**

Welcoming hallway with laminate flooring, radiator, coved ceiling, under-stairs cupboard, telephone point, and uPVC front door flanked by glazed side panels.

**Lounge: (5.6m x 3.78m / 18'4" x 12'5")**

Spacious dual-aspect room featuring leaded light double-glazed windows, a marble fireplace with log burner, coved ceiling, radiator, and TV point.

**Kitchen: (3.46m x 3.35m / 11'4" x 11'0")**

Fitted with a range of base and wall units, roll-top work surfaces, 1½ bowl sink with mixer tap, and integrated appliances including fridge, dishwasher, ceramic hob, double oven, and extractor. Radiator, part-tiled walls, ceiling light/fan, and wide opening to:

**Pantry:**

With fitted shelving, plumbing for washing machine, laminate flooring, and window.

**Side Lobby:**

Laminate flooring, shallow storage, access to the driveway via double-glazed door.

**Cloakroom:**

With WC, wash basin, radiator, laminate flooring, and window.

**Dining Room: (3.46m x 3.63m / 11'4" x 11'11")**

Radiator, laminate flooring, coved ceiling, glazed double doors to:

**Conservatory: (3.27m x 2.97m / 10'9" x 9'9")**

Double-glazed throughout with radiator, laminate flooring, and doors opening to the rear garden.

**First Floor:**

**Landing:**

Double-glazed window, airing cupboard housing the combi boiler, coved ceiling, and loft access via pull-down ladder.

**Bedroom One: (3.7m x 3.36m / 12'2" x 11'0")**

Built-in mirrored wardrobes, radiator, and views across farmland to Brent Knoll.

**Bedroom Two: (3.36m x 2.49m / 11'0" x 8'2")**

Radiator and views of Brent Knoll and the Mendip Hills.

**Bedroom Three: (3.07m x 2.71m max / 10'1" x 8'11" max)**

Built-in mirrored wardrobes, radiator, and views over the rear garden.

**Shower Room:**

Stylish modern suite with shower over bath, vanity unit with wash basin, WC, heated towel rail, tiled floor, twin windows, and wall mirror.

**Front Garden:**

Set behind a low stone wall, the front garden has been designed with ease of maintenance in mind. It's attractively arranged with gravel areas, well-tended flower and shrub borders, and a wide brick-paved driveway that provides parking for several vehicles.

A side gate gives secure access to the rear, while the driveway continues along the side of the house to a useful carport and a detached garage (5.56m x 3.14m), which is fitted with power, lighting, and rear double-glazed doors opening into the garden — ideal for storage, hobbies, or workshop use.

**Rear Garden:**

The enclosed rear garden is a real highlight of the property — west-facing and generously sized, it captures the afternoon and evening sun, making it perfect for outdoor dining and relaxing. A spacious paved patio sits directly outside the house, leading onto a well-kept lawn bordered by established planting, fruit trees (including apples and pears), and raised sleeper beds ideal for vegetables or seasonal colour.

There’s a charming timber summerhouse/playroom, cleverly designed with both enclosed and covered outdoor space — a great spot for kids, guests or simply enjoying the garden whatever the weather. You'll also find a greenhouse for keen gardeners, a handy storage shed, external lighting, water taps, and plenty of privacy provided by mature hedging and trees.

**Location Highlights:**

Within a short walk of the Berrow Triangle shops and the beach via scenic footpaths. Burnham-on-Sea is nearby with a full range of amenities including banks, supermarkets, cinema, hospital, and more. M5 access (Junction 22) is close by for swift travel to Bristol, Exeter, and London. Mainline trains run from Highbridge, just 4 miles away.











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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: D £2,399.44 for 2025/26
EPC Rating & Date Carried Out
D – 06/03/2020
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). <a href="#">Ofcom Mobile Coverage Checker</a> provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="https://www.nperf.com/en/map/G3/4-5signal?k=20&amp;g=0&amp;zoom=3">https://www.nperf.com/en/map/G3/4-5signal?k=20&amp;g=0&amp;zoom=3</a>
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK <a href="https://mastdata.com/coverage">https://mastdata.com/coverage</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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