

27 The Grove

Burnham-On-Sea, TA8 2PA

Offers In The Region Of £500,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase an attractive detached house set in a large mature plot having been in the same ownership since the 1970's.

The property is offered in clean and tidy order throughout but would require some upgrading works.

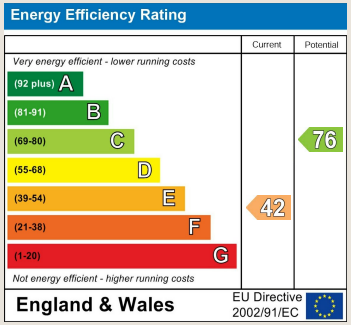
Entrance porch* entrance hall* lounge* dining room* breakfast room* kitchen with side porch/utility off* cloakroom* first floor landing* four bedrooms* study/nursery* shower room* separate w.c.* gas central heating* part double glazing* garage* off street parking and large mature garden to the rear.

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: E













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden entrance door to the:

Entrance Porch

6'9" x 3'7" (2.07 x 1.11)

Double glazed window to the front. Multi pane door with matching side panels to the:

Entrance Hall

15'3" x 6'7" (4.65 x 2.01)

Stairs rising to the first floor, understair storage cupboard.

Lounge

24'11" x 12'5" (7.60 x 3.80)

Feature fire surround and double glazed window to the front. Double glazed French doors opening to the rear garden.

Dining Room

13'11" x 12'5" (4.26 x 3.79)

Feature fire surround, double glazed window to the front.

Breakfast Room

11'11" x 9'10" maximum (3.65 x 3.01 maximum)

Double glazed window to the rear.

Kitchen

17'9" x 8'0" narrowing to 7'0" (5.43 x 2.45 narrowing to 2.15)

L shaped and fitted with a range of units, double drainer sink unit, electric cooker point, space for fridge, floor standing gas boiler supplying domestic hot water and radiators, dresser unit, window to the side and rear and part glazed door to the:

Side Porch/Utility

16'11" x 5'4" (5.18 x 1.64)

Block and wooden construction with part glazed door to outside. Door to the:

Cloakroom

Low level w.c. and corner wash hand basin.

First Floor Landing

17'10" x 6'6" (5.46 x 1.99)

Airing cupboard and loft access.

Bedroom 1

13'5" x 12'4" (4.11 x 3.77)

Double glazed window to the front.

Bedroom 2

13'10" x 12'5" (4.24 x 3.80)

Pedestal wash hand basin and double glazed window to the front.

Bedroom 3

12'4" x 11'1" (3.78 x 3.40)

Pedestal wash hand basin, built in wardrobe and double glazed window to the rear.

Bedroom 4

10'8" x 9'4" (3.26 x 2.85)

Double glazed window to the rear.

Study/Nursery

6'5" x 5'6" (1.98 x 1.69)

Double glazed window to the front.

Shower Room

6'4" x 4'11" (1.95 x 1.50)

Large shower cubicle, pedestal wash hand basin, obscured wooden window to the rear, heated towel rail.

Separate w.c.

Close coupled w.c. and wooden window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary fence with borders containing numerous shrubs, bushes trees etc.

Driveway offers off street parking for two to three vehicles and leads to the:

Garage

With up and over door.

Gateway to the right hand side of the property leads to the:

Rear Garden

Large enclosed garden with patio area.

The garden is a particular feature of the property with a large lawn area, borders containing numerous shrubs and bushes etc. The garden enjoys a sunny aspect and a high degree of privacy.

Description

This attractive detached house is situated in one of the most sought after residential roads in Burnham-on-Sea and is offered for sale for the first time since the 1970's.

The property offers well planned, well proportioned living accommodation that briefly comprises entrance porch, entrance hall, good size lounge running from front to back, separate dining room, breakfast room, L shaped kitchen with side porch/utility off and cloakroom.

To the first floor there is a good size landing, four bedrooms and an additional nursery/study, shower room and separate w.c.

The property benefits from having mostly double glazed windows, gas central heating, garage, off street parking and large mature sunny aspect garden to the rear enjoying a high degree of privacy.

The property is in need of some updating but offers great opportunity for an individual to put their own mark on this ever sought after design of family home.

Directions

Proceed along the Berrow Road passing the indoor swimming pool on the left hand side turning right into The Grove. Proceed into the Grove bearing sharp left which is an extension of the road where the property will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-F

EPC-E

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



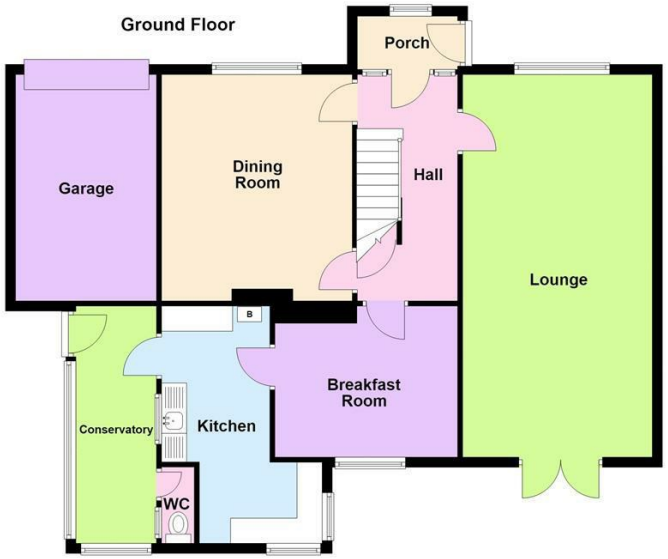

Burnham Beach



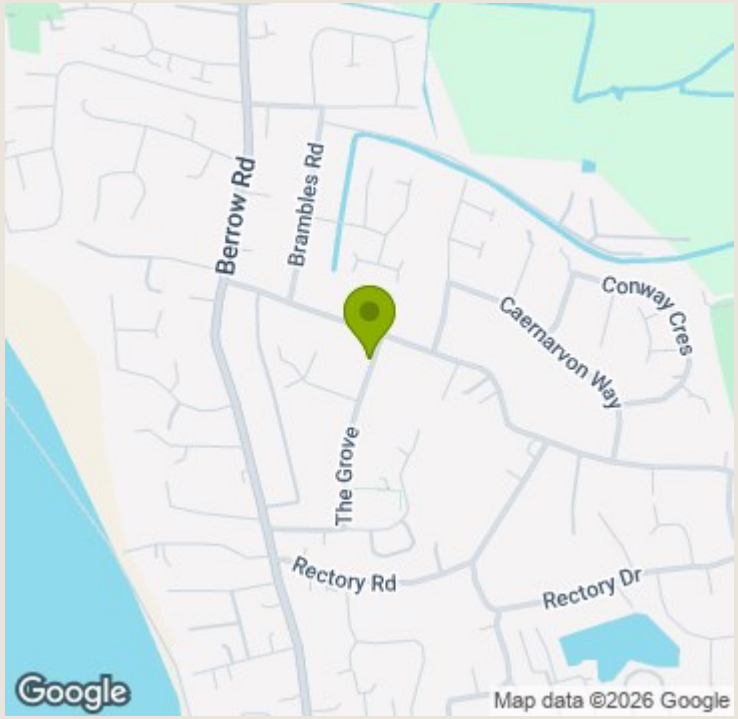












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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