



Olive

ESTATE AGENTS



74 Berrow Road, Burnham-On-Sea, TA8 2EZ £235,000

*** SPECTACULAR VICTORIAN FAMILY APARTMENT *** OVER 1,500 SQ/FT OF ACCOMMODATION ***
HUGE DINING HALL *** LIVING ROOM *** KITCHEN *** THREE DOUBLE BEDROOMS *** FAMILY
BATHROOM *** AMPLE STORAGE *** ON STREET PARKING ***

Entrance

Accessed ground floor, up the stairs, in turn gives access to Flats 2 and 3.

Flat entrance is accessed via a obscure glazed composite door with side aspect UPVC double glazed window, stairs leading to main apartment landing, feature hanging light.

Reception/landing area

Spacious area currently being used as an office, with a side aspect UPVC double glazed window, ceiling spotlights, two radiators, feature window seat. Doors to Living room, Kitchen, bedrooms one and two and three, Family bathroom and two further doors to two very large useful storage cupboards.

Living Room

A front to back room with UPVC double glazed windows, ceiling light, radiator, laminate wooden flooring, and a feature fire place with log burner on a slate hearth.

Kitchen

A good sized side aspect room with a large UPVC double glazed window, ceiling spotlights, loft hatch, tiled flooring. Fitted with a range of base and eye level units with rolled edge work surfaces, inset one and half bowl sink, tiled splashbacks, space and plumbing for washing machine, space and electric point for a cooker, extractor hood over, space for a tall fridge freezer.

Bedroom One

A rear and side aspect room with UPVC double glazed windows, luxury full length and dull height integrated wardrobes, ceiling light, radiator.

Bedroom Two

Another good sized front aspect room with UPVC double glazed window, Ceiling light, radiator.

Bedroom Three

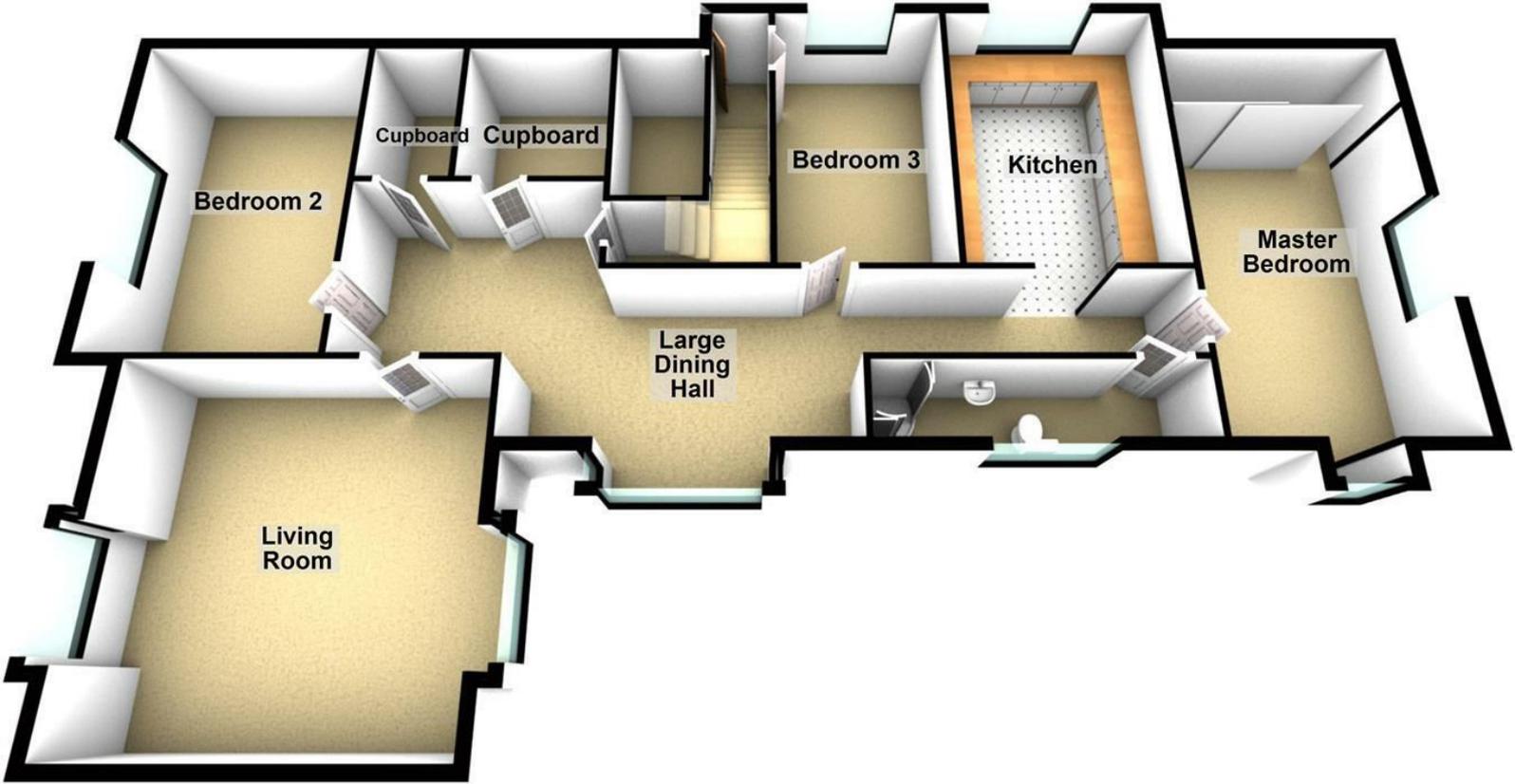
Another good sized side aspect room with UPVC double glazed window, ceiling light, radiator, useful walk in storage cupboard.

Family Bathroom

A mostly tiled side aspect room with a large obscure UPVC double glazed window, ceiling light, wood effect vinyl flooring, low level wc, wash hand basin, large corner panel enclosed bath with a chrome mixer tap and electric shower over, heated towel rail. A mostly tiled side aspect room with a large obscure UPVC double glazed window, ceiling light, wood effect vinyl flooring, low level wc, wash hand basin, large corner panel enclosed bath with a chrome mixer tap and electric shower over, heated towel rail.

Ground Floor

Approx. 145.0 sq. metres (1560.9 sq. feet)



Total area: approx. 145.0 sq. metres (1560.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		