

16 Pinnocks Croft, Berrow, Burnham-on-Sea, Somerset, TA8 2NF

Asking Price: £335,000

westcoast PROPERTIES

- Deceptively Spacious & Versatile Three/Four Bedroom Home
- Substantially upgraded & Improved
- Enclosed Rear Garden
- Lounge
- Kitchen/Diner
- Downstairs Bedroom/Study
- Three Good Size Bedrooms
- Downstairs W.C
- Family Bathroom
- Gas Central Heating





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Property Description:
Deceptively Spacious & Versatile Three/Four Bedroom Home | Substantially upgraded & Improved | Enclosed Rear Garden |

A beautifully upgraded and substantially improved 3/4-bedroom semi-detached chalet bungalow, presented to an exceptional standard and ready to move straight into. This spacious and versatile home is ideal for growing families, offering flexible living accommodation throughout.
The property features a well-appointed lounge, a modern fitted kitchen/diner enhanced by a rear extension providing additional living and entertaining space, and a convenient downstairs W.C. There is also a separate reception room which could easily serve as a fourth bedroom, home office, playroom, or second lounge depending on your needs.
To the first floor, you will find three generously sized bedrooms and a stylish modern family bathroom. Externally, the property benefits from a good-sized rear garden enjoying a private aspect, along with a garage and ample outdoor space.

Further benefits include gas central heating, and a highly sought-after location close to the beach, golf course, local amenities, and regular bus routes.
Early viewing is highly recommended to fully appreciate the space, versatility, and quality this fantastic home has to offer.

Material Information
Council Tax Band C (£2,284.66 per year)
EPC - D
Flood Risk Assessment:
https://check-long-term-flood-risk.service.gov.uk/risk#








NINJA








VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

Tel. No: 01278 784884

E-mail: infoburnham@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

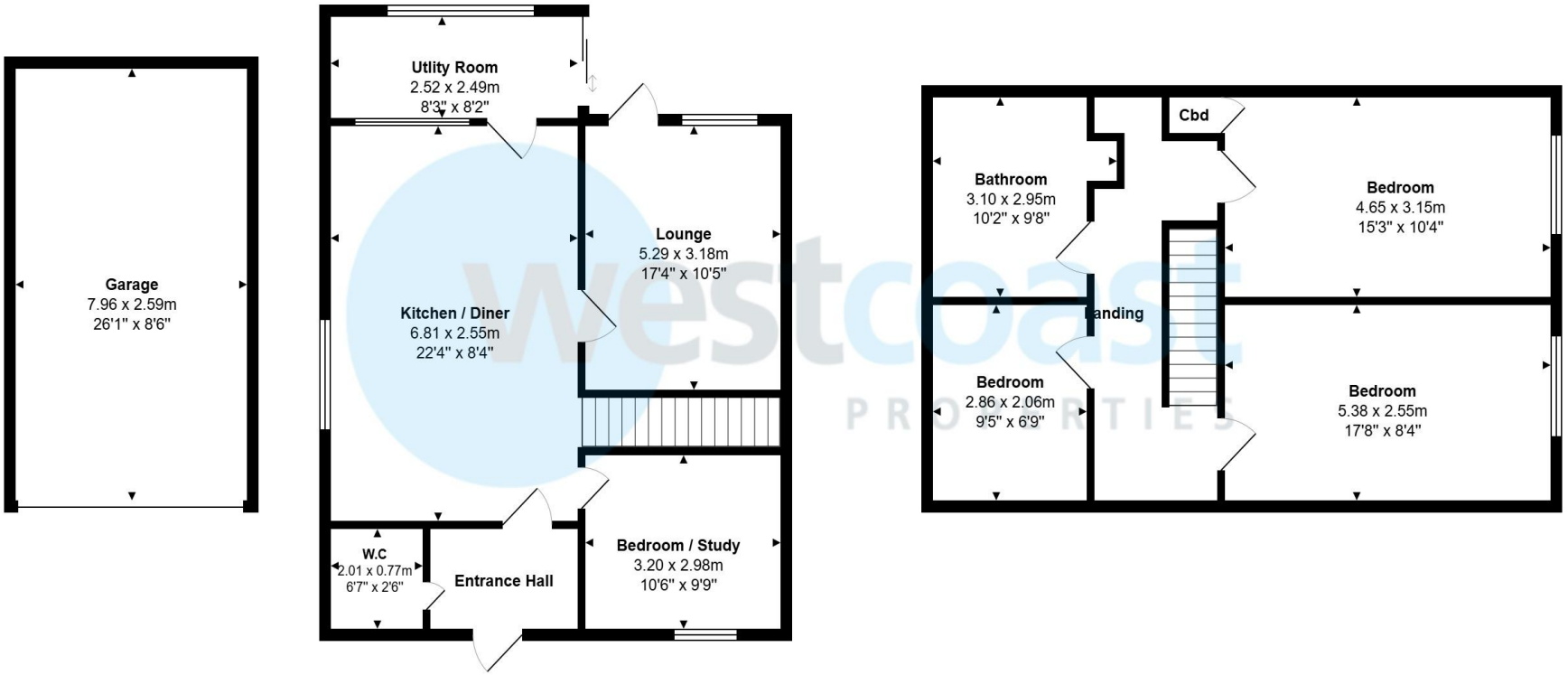
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not ad sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



total area: 81.0 m² ... 872 ft²

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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Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
infoweston@westcoastproperties.uk.com
01934 414128

Portishead

20 High Street, Portishead, Bristol, BS20 6EW
infoportishead@westcoastproperties.uk.com
01275 849362

Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
infonailsea@westcoastproperties.uk.com
01275 857773

Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com
01278 784884

Bishopston

58 Gloucester Road, Bishopston, Bristol, BS7 8BH
infobishopston@westcoastproperties.uk.com
0117 908 0062

Patchway

5 Coniston Way, Patchway, Bristol, BS34 5PA
infopatchway@westcoastproperties.uk.com
0117 969 7373

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