

5 New Manor Court, Berrow, Burnham-on-Sea, Somerset, TA8 2FH

Asking Price: £649,500

westcoast PROPERTIES

- Detached Four Bedroom House
- Former Flagship
- Select Development of Nine Houses
- Stunning Kitchen
- Separate Study
- En-Suites To Both Principal & Second Bedrooms
- Underfloor Heating To The Ground Floor
- Double Garage With Electric Doors



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Property Information:
DETACHED FAMILY HOMEFORMER FLAGSHIP***SELECT DEVELOPMENT OF NINE HOUSES***DOUBLE GARAGE***SOLAR PANELS WITH A BATTERY AND ELECTRIC CAR CHARGER*** ENERGY EFFICIENT PROPERTY - EPC RATING A***



Built approximately four years ago and forming part of a select development of just nine homes, this substantial four-bedroom detached house was originally built as the flagship property of the development and is understood to be the largest home on the development in terms of square footage.

The accommodation is particularly generous, with an impressive kitchen/diner providing an excellent space for family life and entertaining with French door to the garden room. The kitchen is fitted with two Bosch multi-function ovens, integrated Bosch dishwasher and fridge/freezer. Induction hob with integrated draw down extractor. Large lounge with French doors to the rear giving access to the garden room and garden. Separate study/dining room, utility room and downstairs WC and a cloaks storage/meter cupboard.



Upstairs are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room. A second bedroom also benefits from an en-suite, while the remaining bedrooms are served by the family bathroom. Fitted wardrobes provide useful additional storage.

Outside, the property enjoys an enclosed rear garden with lawn, paved areas pergola, including a covered seating area, together with a useful garden room, this provides a fantastic additional covered seating area and outside space. The garden also benefits from a small summerhouse. To the front is ample driveway parking and a substantial double garage.

Further benefits include solar panels with battery storage and an electric vehicle charging point.

The location is another particular advantage, with the beach approximately a 10-minute walk away and the highly regarded Burnham & Berrow Golf Club close by. The property is also conveniently positioned for access to both Berrow and Burnham-on-Sea, with a range of local amenities within easy reach.



With its generous proportions, modern specification and position within a small and exclusive development, this is a distinctive family home in a highly desirable coastal location.

Council Tax Band F
Annual Charge £3,645.83 (2026/27)
EPC Rating A
Flood Risk Assessment:
https://check-long-term-flood-risk.service.gov.uk/postcode
Tenure - Freehold
Agents Note:
The vendor informs us that the residents of New Manor Court are in the process of taking over the existing management group for the development.









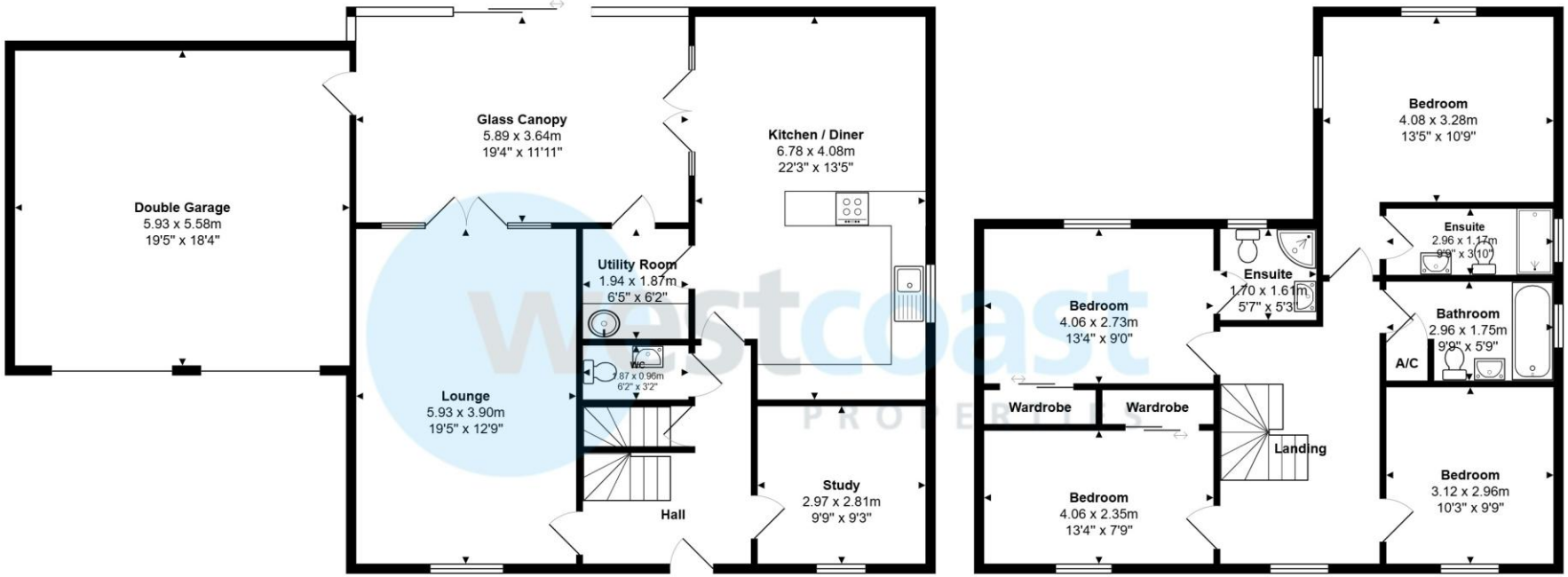

VIEWING ARRANGEMENTS:

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 had 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: 151.0 m² ... 1625 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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