

LAUREL & WYLDE

E S T A T E A G E N T S



5 Westmere Crescent, Burnham-On-Sea, Somerset TA8 2EA £375,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WOW *** WOW *** WOW *** WHAT A FABULOUSLY RARE OPPORTUNITY TO ACQUIRE ONE OF THESE DETACHED FAMILY HOMES DIRECTLY OPPOSITE THE LAKE IN ONE OF BURNHAM-ON-SEA'S MOST DESIRABLE LOCATIONS! LARGE DETACHED BRICK BUILT GARAGE *** AMPLE OFF STREET PARKING *** GENEROUS REAR GARDEN *** LIVING ROOM *** DINING / SITTING ROOM *** CONSERVATORY / FAMILY ROOM *** KITCHEN *** THREE BEDROOMS *** FAMILY BATHROOM *** NO ONWARD CHAIN ***

Entrance Hall

Access through an obscure UPVC double glazed door with coved ceiling, ceiling hanging light, radiator, laminate wooden flooring, side aspect UPVC double glazed window, stairs leading to the first floor landing with a useful understairs storage cupboard, doors to the living room, kitchen and cloakroom.

Cloakroom

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, vinyl flooring, ceiling spotlights, radiator, low level WC and vanity units incorporating wash hand basin.

Living Room

13'9 x 12'4 (4.19m x 3.76m)

A good size front aspect room with a large UPVC double glazed window overlooking the lake, cove ceiling ceiling spotlights, feature hanging light, laminate flooring, feature faux fireplace with space for a floor standing electric fire, opening through to the dining/family room.

Dining / Sitting Room

10'4 x 9'9 (3.15m x 2.97m)

A rear aspect room with wooden glazed windows and French doors leading through to the conservatory, textured ceiling, ceiling spotlights, feature hanging light, radiator, laminate flooring and a further door to the kitchen.

Conservatory

11'2 x 10'5 (3.40m x 3.18m)

A brick built and UPVC double glazed construction with a pitched poly carbonate roof, feature hanging light, two radiators, laminate flooring and wooden double glazed doors to the rear garden.

Kitchen

10 x 9 (3.05m x 2.74m)

A rear aspect room with a UPVC double glazed window, cove ceiling, ceiling spotlights, tiled flooring and an opening through to the main hallway. Fitted with base and eye level units with wooden rolled edge work surfaces, double oven with a microwave space over, gas four ring hon with an extractor hood over, one circular bowl sink with a circular drainer and mixer tap over, space and plumbing for a washing machine.

First Floor Landing

A side aspect UPVC double glazed window, ceiling light, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3, the family bathroom and the airing cupboard.

Master Bedroom

13'9 x 12'4 (4.19m x 3.76m)

A front aspect room with a UPVC double glazed window overlooking the lake, cove ceiling light, radiator.

Bedroom Two

12'4 (max) x 10'3 (max) (3.76m (max) x 3.12m (max))

A rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling spotlights, radiator.

Bedroom Three

8'4 x 9'7 (2.54m x 2.92m)

A front aspect room with a UPVC double glazed window overlooking the lake, ceiling spotlights, radiator.

Family Bathroom

A part tiled rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, vanity units incorporating wash hand basin, low level WC with a hidden cistern, P shaped panel enclosed bath jacuzzi spa bath with a built in tap, a twin handheld shower mains system over and a secondary hand held mains shower and a chrome heated towel rail.

Outside Front

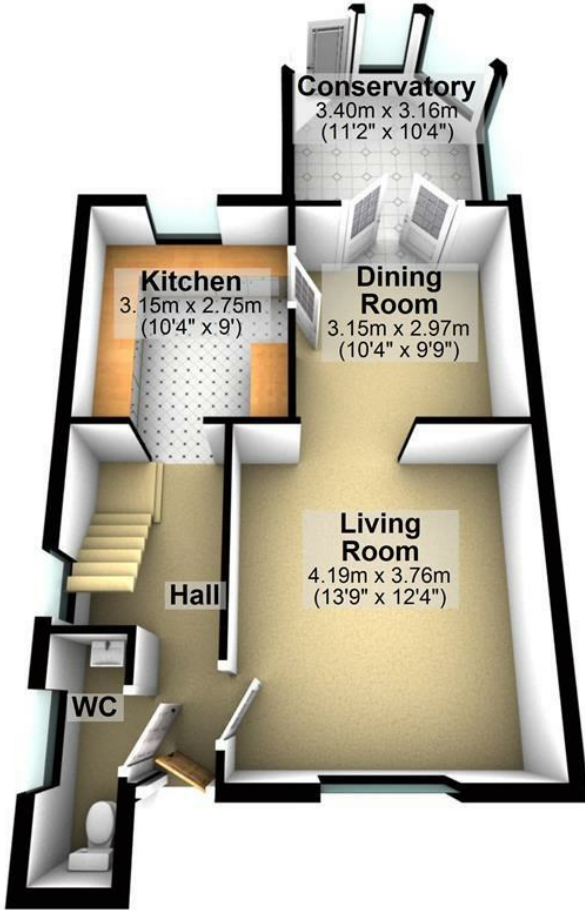
A driveway providing off street parking for two cars leading up to the detached brick built garage with a pitched and tiled roof, power and lighting, which has an up and over door, power and lighting, a good size front garden area, a lawn with flower and shrub beds and borders, pedestrian access to the rear garden.

Rear Garden

A good size which compliments the family size living space, currently split into two areas with a lawned area, a low maintenance area, patio/paving areas and walkways along with a range of flower and shrub beds and borders throughout.

Ground Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 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		