

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 6 Caernarvon Way, Burnham-On-Sea, TA8 2DQ £275,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* SEMI-DETACHED BUNGALOW \*\*\* LOVELY QUIET LOCATION OFF OF STODDENS ROAD \*\*\* TWO DRIVEWAYS PROVIDING OFF STREET PARKING FOR AT LEAST 4 CARS \*\*\* DETACHED OUTBUILDING \*\*\* LOVELY, RECENTLY UPGRADED SOUTH FACING REAR GARDEN WITH A PORCELAIN TERRACE \*\*\* CONSERVATORY WITH GLASS ROOF \*\*\* LARGE LIVING / DINING / KITCHEN & FAMILY ROOM \*\*\* LARGE MASTER BEDROOM \*\*\* SPACIOUS INNER HALLWAY \*\*\* LARGE ATTIC ROOM (CURRENTLY BEING USED AS A TEMPORARY BEDROOM) \*\*\* FAMILY SHOWER ROOM \*\*\*



### **Entrance Porch**

Accessed through an obscure composite double glazed door, with a wooden glazed door to the main living / dining / kitchen & family room.

### **Living / dining / kitchen & family room.**

**21'4 x 16'7 (6.50m x 5.05m)**

A fabulous front aspect room with two uPVC double glazed windows, ceiling light, hanging light and spotlights.

The kitchen has been fitted with a range of base and eye level units, with wooden square edge work-surfaces, inset 1 bowl ceramic sink with an adjacent drainer and mixer tap, integrated double oven with a gas 4-ring hob and extractor hood over, space for a tall fridge / freezer, space and plumbing for a washing machine. One of the main features of this room is the detached island / breakfast bar with seating space for 2 people.

### **Inner Hallway**

Ceiling light, doors to the master bedroom, 2nd inner hallway and the shower room.

### **Second Inner Hallway**

Stairs leading to the 1st floor, ceiling light, wood effect vinyl flooring, uPVC double glazed door and matching side panel to the conservatory.

### **Conservatory**

**18'13 x 8'47 (5.49m x 2.44m)**

A lovely, upgraded room of a brick built and uPVC double glazed construction, with a pitched double glazed 'Solar Glass' roof and uPVC double glazed French Doors to the rear terrace and garden, two wall lights, radiator.

### **Master Bedroom**

**14'4 x 12'4 (4.37m x 3.76m)**

A lovely size rear aspect room with uPVC double glazed French Windows opening inwards from the conservatory. Built in wardrobes, built in cupboard, ceiling light, radiator.

### **Shower Room**

A side aspect room with an obscure uPVC double glazed window, textured ceiling, ceiling spotlights, tiled walls and flooring, vanity units incorporating wash hand basin and low level WC. Corner shower with a wall mounted electric shower system over, extractor fan.

### **1st Floor Attic Room**

**20'9 (max) x 10'85 (max) (6.32m (max) x 3.05m (max) )**

A fabulous attic space currently being used as a large temporary bedroom, with a side aspect uPVC double glazed window and a large uPVC double glazed Velux Rooflight.

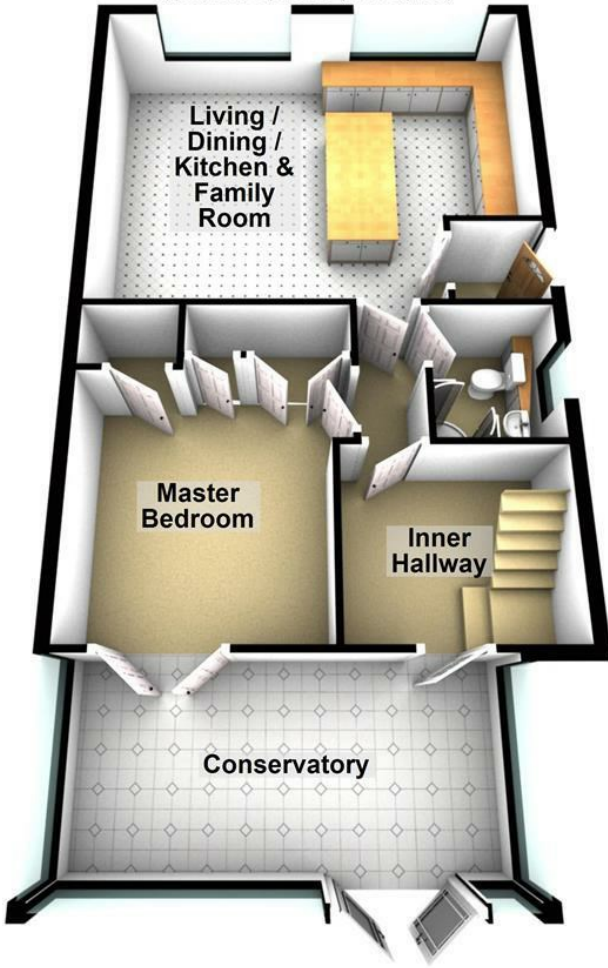
### **Outside**

To the front of the property there is recently block-paved parking area / driveway, to the side you will find the main side block-paved driveway suitable for another 3 cars, with a gated side access currently dividing the driveway.

To the immediate rear of the property there is a lovely porcelain patio / terrace, there is a raised vegetable patch, a lawned area, a very useful detached outbuilding with power, lighting, a front door and a side aspect uPVC double glazed window. The whole rear garden is fully enclosed with panel wooden fencing.

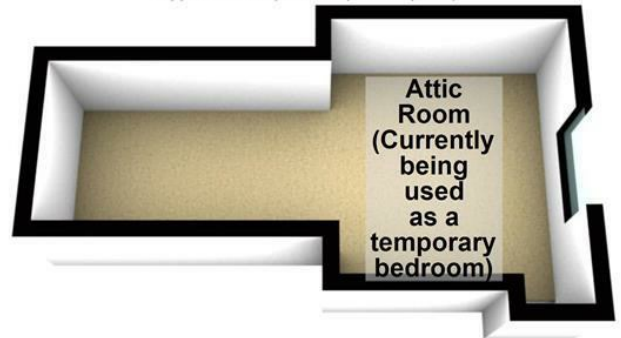
### Ground Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



### First Floor

Approx. 17.6 sq. metres (189.8 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 sq. feet)

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

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