

LAUREL & WYLDE

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

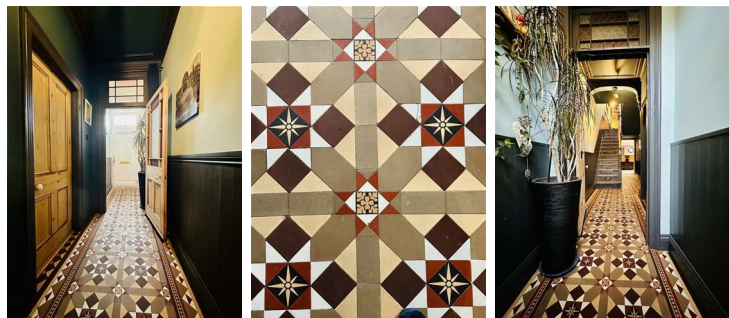
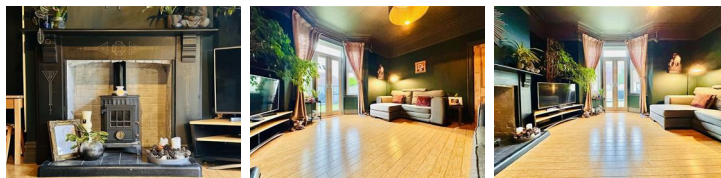


5 Sunnyslawn High Street, Burnham-On-Sea, Somerset TA8 1NY £400,000

*** VENDORS HAVE DROPPED £50,000 NOW, EXTREMELY MOTIVATED TO SELL *** WHAT A SPECTACULAR HOUSE FOR THE MONEY *** OVER 1,700 SQ/FT OF ACCOMMODATION!!!! - BEAUTIFUL PROPERTY THROUGHOUT *** FABULOUS PERIOD FAMILY HOME JUST OFF THE TOWN CENTRE *** PRIVATE ACCESS & DOUBLE ELECTRIC GARAGE *** HUGE KITCHEN / DINING & FAMILY ROOM *** SNUG / SITTING ROOM *** SEPARATE LIVING ROOM *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS *** ABSOLUTELY BREATH-TAKING FAMILY BATHROOM WITH SHOWER *** FRONT AND REAR GARDENS *** DOUBLE GARAGE STYLE PARKING AREA WITH AN ELECTRIC ROLL-OVER DOOR *** EPC RATING - D *** COUNCIL TAX B ***

Entrance Vestibule

Access this property through a UPVC composite door with a decorative stained glass UPVC double glazed panel over. There you will find a coved ceiling, with ceiling light and wooden panelling and original decorative tiled flooring.



Entrance Hall

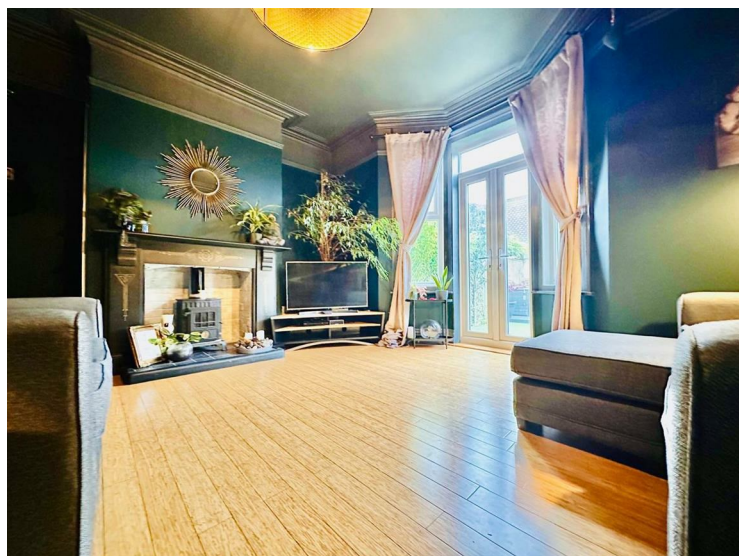
4.3' x 6.3' (1.22m.0.91m x 1.83m.0.91m)

Through a decorative wood obscure stained glass door, you will find the entrance hall. With a ceiling light, coved ceiling, decorative arch cornice feature, wooden panelling, decorative tiled flooring and radiator. From the entrance hall there are stairs leading to first floor landing with a useful under stairs storage cupboard, and you will also find a door leading to the living room and an archway opening to the kitchen/dining and family room.

Living Room

15'4 x 14'3 (4.67m x 4.34m)

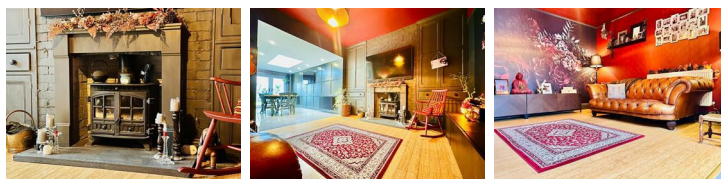
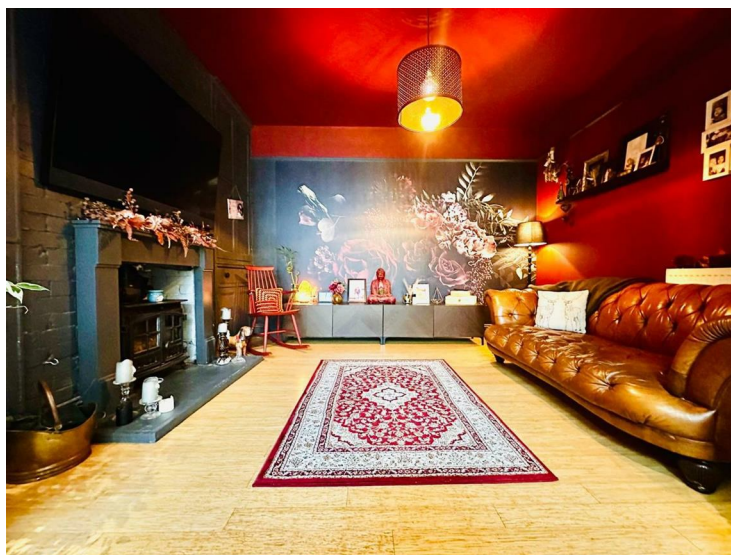
The living room is a lovely light and airy front aspect room with UPVC double glazed bay fronted windows and French doors leading out to a garden. Styled with central ceiling rose and hanging light, coved cornice work, picture rails, bamboo wooden flooring and a feature brick built fireplace with a cast iron floor standing log burner on a tiled half, with a decorative wooden oath surround and mantel. You will also find a television point and double radiator.



Snug

11.11' x 12.7' (3.35m.3.35m x 3.66m.2.13m)

The snug is styled with central ceiling rose and hanging light, picture rails, radiator and the bamboo wooden flooring. There is a brick built fireplace with recessed cupboards either side and the fireplace is made up of a concrete half and marble surround mantle, with cast iron floor standing log burner.



Kitchen/Dining and Family Room

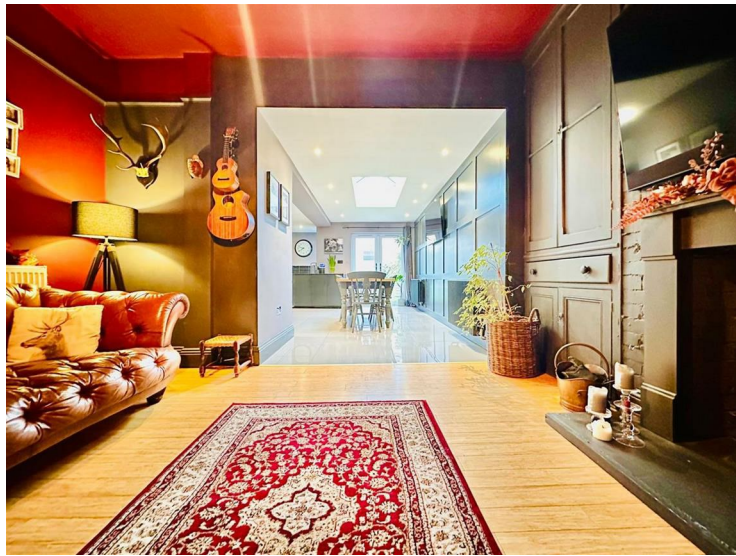
18.4' x 29.8' (5.49m.1.22m x 8.84m.2.44m)

Previously two rooms having been opened into one

space, here you will find ceiling spotlights as well as feature hanging lights, a tiled flooring, radiator, UPVC double glazed French doors and window to the rear garden.

The kitchen is fitted with a range of base and eye level units with slate effect and Zenith composite worktops. There is space and gas-point for a large range cooker, with an extractor hood over. You will also find an integrated 1 and ½ bowl sink with an adjacent drainer and copper boiling water mixer tap and integrated fridge freezer and dishwasher. UPVC double glazed solar glassed roof lantern.

From the kitchen there is an opening at the front to the Snug room and a door at the rear to the utility room.





Utility Room

5.7' x 6.4' (1.52m.2.13m x 1.83m.1.22m)

A rear aspect utility room with a UPVC double glazed window, ceiling light in a vaulted ceiling, tiled flooring. There is a wall mounted glow worm gas fired combination boiler system, supplying domestic hot water and central heating and space for three appliances, including plumbing for a washing machine and tumble dryer and an under-surface fridge freezer. You will also find the electric fuse box in the utility room. Opening to;

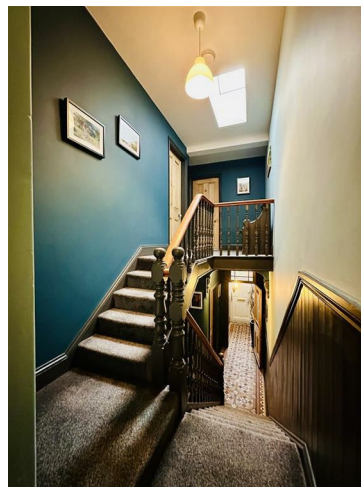


Cloakroom

Off of the utility room, a beautiful but useful tiled room with a Velux window, low level WC and a wall hung wash hand basin.

First Floor Landing

Up the stairs and onto the first floor galleried landing area, there are two staircase – one leading the front of the house and the master bedroom, bedroom 2 and bedroom 4, and the other leading to the rear of the house and bedroom 3 and the bathroom. The landing is styled with a vaulted ceiling and wooden double-glazed Velux roof light. There is also space on the landing that can be used for a seating/study area.



Master Bedroom

12.11' x 11.10' (3.66m.3.35m x 3.35m.3.05m)

A front aspect room with a UPVC double glazed bay front window, three feature hanging lights and radiator. You will also find a feature cast iron fireplace with a decorative tiled half and decorative cast iron outer surround.





Bedroom 2
13.10' x 11.10' (3.96m.3.05m x 3.35m.3.05m)
 Rear aspect room with UPVC double glazed window, ceiling light, loft hatch radiator and another feature cast iron fireplace with a decorative tiled half



Bedroom 3
10.2' x 6.3' (3.05m.0.61m x 1.83m.0.91m)
 Side aspect room with a UPVC double glazed window, ceiling light, radiator



Bedroom 4
8.11' x 6.7' (2.44m.3.35m x 1.83m.2.13m)
 Front aspect room with a UPVC double glazed window, ceiling light, loft hatch and radiator.

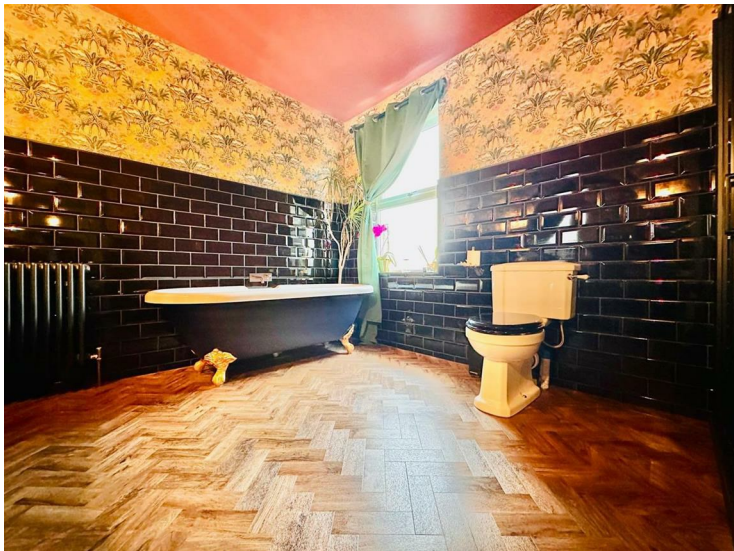


Family Bathroom

11.5' x 9.9' (3.35m.1.52m x 2.74m.2.74m)

A truly wonderful and recently renovated bathroom with a side aspect uPVC double glazed window, ceiling light, parquet style vinyl flooring, part tiled walls, ceiling light and radiator.

Suite comprising claw foot / roll top bath with a wall mounted mixer tap over, refurbished dresser unit with his and hers sinks and mixer taps, low level WC and a large walk in shower cubical with an over head and hand held mains shower system.



Outside

Outside to the front there is a pedestrian gated access to the front private access.

The front and rear gardens have been laid for low maintenance.

The rear garden has a range of flower / shrub / veg planters and has access to the secure parking area.

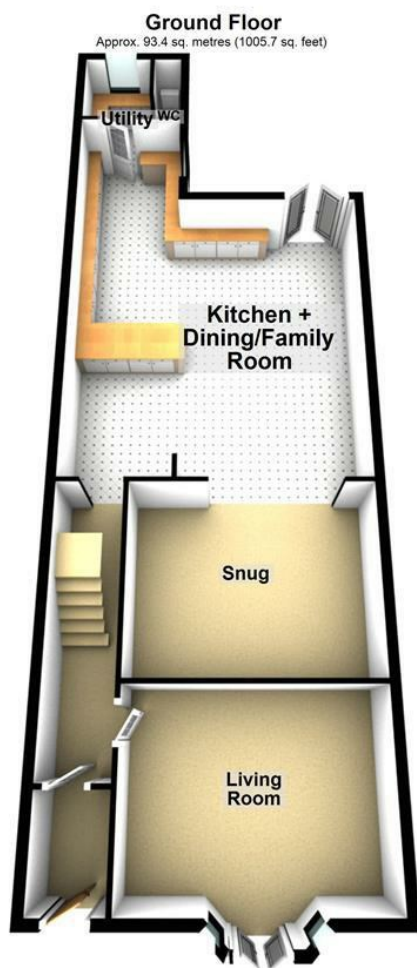
The secure parking area has a very large electric roll-over door.





Parking





Total area: approx. 159.5 sq. metres (1716.6 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	64

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	84