



7 The Grove

Burnham-On-Sea, TA8 2PA

Price £465,000



# PROPERTY DESCRIPTION

Attractive detached four/five bedroom house set over three storeys in a good sized mature plot in one of the most sought after residential locations in Burnham-on-Sea.

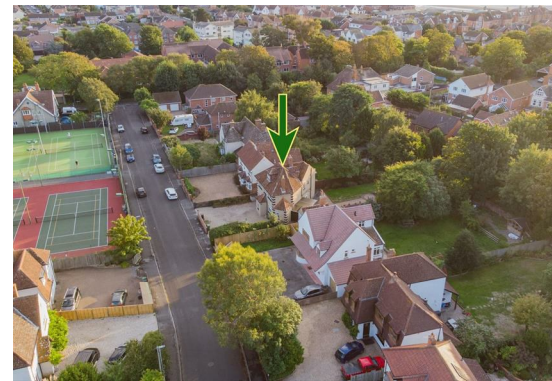
Entrance hall\* lounge\* dining room/Bedroom 5\* kitchen/breakfast room with lobby and utility area off\* three first floor bedrooms\* family shower room\* second floor master bedroom with en suite bathroom\* upvc double glazed windows\* gas central heating\* garage\* off street parking for numerous vehicles\* large enclosed sunny aspect garden to the rear. Must be seen.

## Local Authority

Sedgemoor District Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements and directions are app

Upvc double glazed door to the:

### Imposing Entrance Hall

Upvc double glazed window to the front. Stairs rising to the first floor and understair storage cupboard.

### Lounge

17'6" x 11'6" (5.33 x 3.51)

Feature exposed chimney breast with woodburner. Upvc double glazed window to the front and television point.

### Dining Room/Bedroom 5

19'0" x 13'2" maximum (5.79 x 4.01 maximum)

Feature Minster stone fireplace with open hearth, feature wooden beam over and upvc double glazed window to the front with additional upvc double glazed windows either side.

### Kitchen/Breakfast Room

24'0" x 9'4" maximum (7.32 x 2.84 maximum)

Fitted with an extensive range of wall and floor units to incorporate integrated dishwasher, space for fridge/freezer, one and a half bowl drainer sink unit, breakfast bar, tiled floor and upvc double glazed French doors opening to outside. Further upvc double glazed windows, range style cooker (available by separate negotiation). Door to:

### Inner Lobby

Door to outside and

### Utility Space

With space for automatic washing machine and space for tumble dryer over. Upvc double glazed window.

## First Floor Landing

Airing cupboard, upvc double glazed window to the front and stairs rising to the second floor.

### Bedroom 2

15'5" x 11'6" (4.70 x 3.51)

Extensive range of wall and floor cupboards to incorporate hanging and shelving space. Picture rail and upvc double glazed window to the front.

### Bedroom 3

14'10" x 10'8" maximum (4.52 x 3.25 maximum)

Into the V shaped recess. Built in double wardrobe and upvc double glazed window to the rear.

### Bedroom 4

9'10" x 8'4" (3.00 x 2.54)

Exposed floorboards, deep wardrobe/storage cupboard and upvc double glazed window to the front.

### Family Shower Room

13'0" x 4'8" (3.96 x 1.42)

With shower cubicle, two wash hand basins set into a vanity unit with storage below, close coupled w.c. Ladder style heated towel rail and upvc double glazed obscured window to the side. Recessed spotlights.

## Second Floor Landing

Door to the:

### Master Bedroom

12'8" x 12'2" (3.86 x 3.71)

Additional sitting room area (2.19m x 1.54m) with part restricted headroom.

Upvc double glazed window to the front, eaves storage and door to the:

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## En Suite Bathroom

7'9" x 5'8" (2.36 x 1.73)

Fitted with a panelled bath, close coupled w.c., pedestal wash hand basin, upvc double glazed obscured window to the rear.

## Outside

To the front of the property is a boundary wall with in and out driveway access laid to decorative stone offering off street parking for numerous vehicles.

To the right hand side of the property is the:

## Garage

15'4" x 9'0" (4.67 x 2.74)

With up and over door, light and power. Personal access door to the rear garden.

## Rear Garden

90'0" x 55'0" (89'11" x 54'11") approximately (27.43 x 16.76 (27.41 x 16.75) approximately)

Good sized patio area, raised decking area, large summerhouse suitable as a home office should it be required.

Feature pergola, pond, large lawn area with borders containing numerous shrubs and bushes.

The garden enjoys a good degree of privacy and a sunny aspect and is a particular feature of this property.

## Agents Note

Please note that the hot tub is not available for negotiation.

## Description

The property is an attractive detached house set over three storeys offering highly flexible accommodation that briefly comprises imposing entrance hall, lounge with woodburner, separate dining room/bedroom, well appointed kitchen/breakfast room with lobby and utility area off. To the first floor there is a good sized landing with three bedrooms and shower room and to the second floor there is an master bedroom with master en suite bathroom. The property offers off street parking for numerous vehicles, garage and a good size sunny aspect enclosed garden to the rear.

The property is set in one of the most sought after residential locations in the town and an early application to view is strongly recommended by the vendors selling agents.

## Directions

Proceed along Berrow Road passing the swim and sports academy on the left hand side and taking a right into The Grove. Proceed down the road bearing sharp left into an extension of The Grove where No. 7 will be found on the left hand side.

## Material Information

- Mains gas, electric and water at the property.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

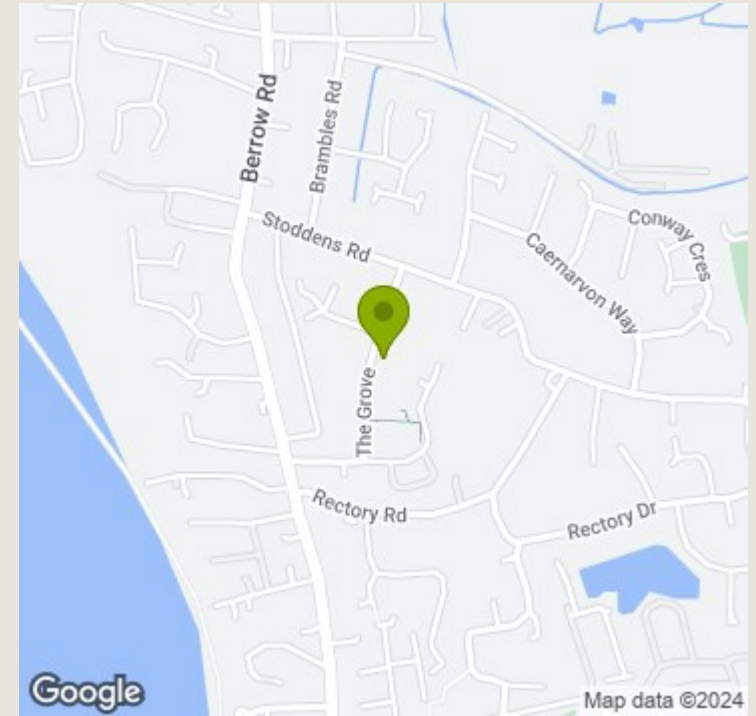








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

