



36 Wilde Close

Burnham-On-Sea, TA8 1RL

Price £279,000



# PROPERTY DESCRIPTION

An attractive three bedroom detached house situated in a highly sought after residential location set in a prime plot within Burnham-on-Sea town centre and sea front. Must be seen to be fully appreciated.

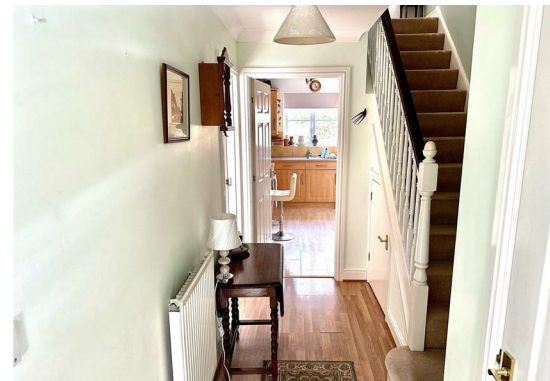
Entrance hall\* cloakroom\* lounge\* dining room\* three bedrooms master with ensuite shower \* bathroom\* upvc double glazed windows\* gas central heating\* enclosed rear garden\* off street parking and garage.

## Local Authority

Sedgemoor District Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Accommodation (Measurements and dire

Low maintenance door to the:

### Entrance Hall

doors to

### Cloakroom

3'0" x 5'3" (0.93 x 1.62)

Close coupled w.c. Wash hand basin and upvc double glazed obscure window to the front.

### Lounge

13'1" x 10'9" (4.0 x 3.28)

Double glazed window to the front, feature fire place with surround, archway through to

### Dining Area

9'6" x 9'2" (2.90 x 2.80)

Double glazed window to rear.

### Kitchen

11'8" x 8'7" (3.58 x 2.63)

Range of wall and base units with rolltop work surface over, built in oven and hob with extractor fan over, space and plumbing for washing machine, space for fridge / freezer, double glazed window over looking rear garden, door leading out to the garden.

### First Floor Landing

Double Glazed window to side, loft access

### Master Bedroom

12'9" x 9'2" to wardrobes (3.90 x 2.81 to wardrobes)

Double glazed window to rear, built in wardrobes, opening to

### Ensuite Shower

Obscure double glazed window to rear, wall mounted hand basin and shower cubicle.

### Bedroom 2

9'9" x 9'8" (2.98 x 2.95)

Double glazed window to front

### Bedroom 3

8'11" x 8'0" (2.74 x 2.44)

### Bathroom

6'1" x 6'1" (1.87 x 1.86)

### Outside

To the front of the property is an open plan garden laid for ease of maintenance with driveway offering off street parking which in turn gives access to the:

### Rear Garden

Enclosed rear garden mainly laid to lawn with a range of mature plants shrubs, side access and courtesy door into

### Garage

16'11" x 8'10" (5.16 x 2.70)

# PROPERTY DESCRIPTION

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station, proceed along Love Lane and at the roundabout beside Tesco supermarket take a right run onto Frank Foley Parkway. Proceed for approximately quarter of a mile and take the second turning right into Ben Travers Way where Wilde Close will be found as the second turning on your right hand side.

## Description

The property is situated in a much favoured residential part of the town within a short level walk of the town centre and sea front.

This attractive detached property is offered in excellent order throughout and briefly comprises entrance hall with cloakroom, lounge through to dining area,kitchen. To the first floor there are three bedrooms, master with en-suite shower, bathroom. The property benefits from having upvc double glazed windows, gas central heating, enclosed garden to the rear and off street parking and garage.

Properties in this location always receive a good deal of interest and an early application to view is strongly recommended by the vendors selling agents.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water

- Gas central heating
- 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:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

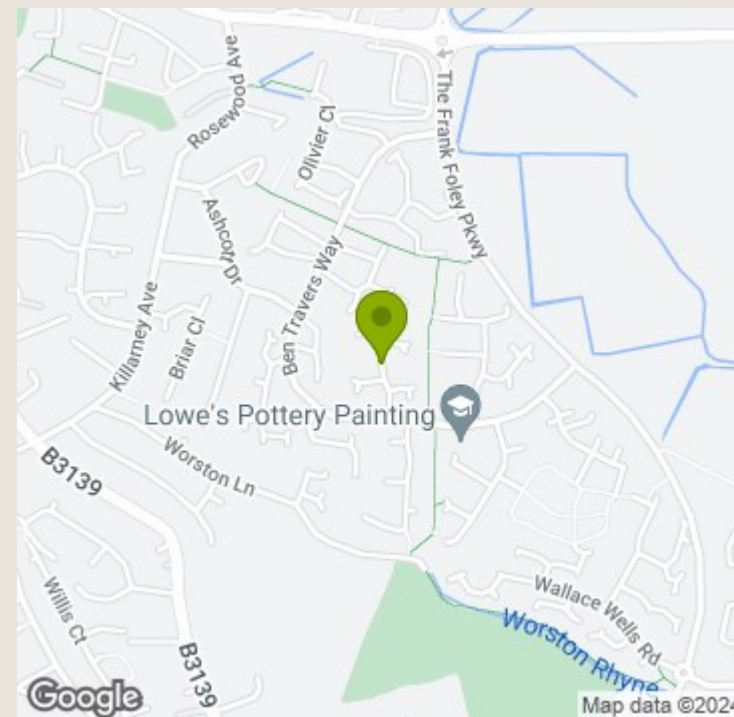
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

