



13 Worthy Crescent

Lymsham, BS24 0DQ

Price £295,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A deceptively sized semi detached property offering up to four bedrooms, two first floor and two ground floor, with both a bathroom and a shower room offering highly flexible living accommodation located in the Cheddar Valley school catchment. Must be seen to be fully appreciated.

Entrance hall lounge* dining room/bedroom 4* kitchen/breakfast room* ground floor bedroom* adjacent shower room* conservatory* two first floor bedrooms* bathroom* upvc double glazed windows* off street parking* low maintenance garden to the rear. Offered in good order throughout.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor. Electric wall heater.

Lounge

14'0" x 11'6" (4.28 x 3.53)

Feature fire surround and upvc double glazed windows to the front and side. Electric wall heater.

Dining Room/Bedroom 4

10'0" x 8'11" (3.07 x 2.72)

Upvc double glazed window to the front.

Kitchen/Diner

13'5" x 10'9" (4.09 x 3.30)

Fitted with an extensive range of wall and floor units to incorporate integrated electric oven, gas hob, extractor fan, plumbing for automatic washing machine, one and a half bowl drainer sink unit, understair recess, space for tumble dryer, upvc double glazed window to the rear and upvc double glazed door to the rear.

Utility Room/Rear Porch

9'6" x 5'4" (2.90 x 1.65)

Space for fridge/freezer etc, tiled floor. Loft access and double glazed door to the:

Conservatory

10'8" x 9'4" (3.27 x 2.85)

Tiled floor and two sliding doors to outside.

Bedroom 3

11'4" maximum x 10'7" maximum (3.47 maximum x 3.24 maximum)

L shaped room with upvc double glazed window to the rear. Electric wall heater.

Shower Room

5'6" x 5'1" (1.69 x 1.56)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Low maintenance walling, tiled floor and extractor fan. Electric wall heater.

First Floor Landing

Upvc double glazed window to the rear, electric wall heater.

Bedroom 1

11'5" x 8'6" extending to 11'6" (3.50 x 2.60 extending to 3.52)

Bay window to the front, electric panel heater and over stair storage cupboard.

Bedroom 2

14'11" x 9'11" extending to 11'0" (4.55 x 3.04 extending to 3.36)

Double glazed bay window to the front. Storage cupboard and electric panel heater.

PROPERTY DESCRIPTION

Bathroom

12'2" x 6'8" (3.71 x 2.05)

Comprising panelled bath, close coupled w.c., pedestal wash hand basin, tiled walls, upvc double glazed obscured window to the side. Heated towel rail.

Outside

To the front of the property is a boundary fence and access to off street parking for two vehicles.

Garden laid to lawn

Rear Garden

Laid for ease of maintenance with raised decking area with pergola over.

Outside storage sheds.

Description

The property is situated in a highly sought after Somerset village in a cul-de-sac location close to village amenities.

The property offers highly flexible living accommodation that could easily be utilised as a family home or multi generational living or potentially as a bungalow with a useful attic rooms.

The accommodation briefly comprises entrance hall, lounge, dining room/ground floor bedroom, kitchen/breakfast room with utility area/rear

porch off, ground floor bedroom with adjoining shower room. To the first floor there are two double bedrooms and a bathroom. The property benefits from upvc double glazed windows, off street parking for two vehicles to the front and low maintenance garden to the rear.

The property is offered in excellent order throughout and an early application to view is strongly recommended by the vendors selling agents.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

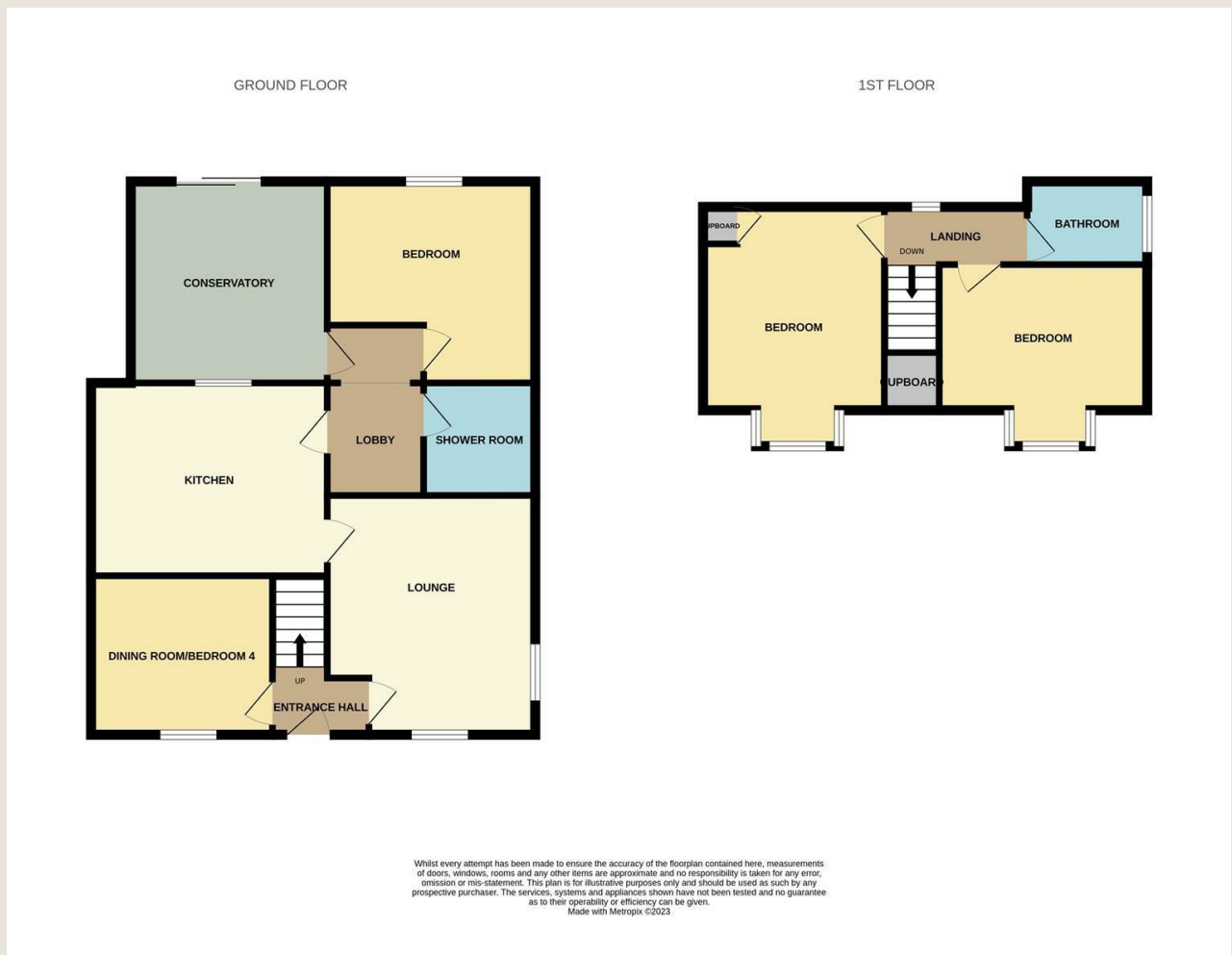


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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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

