



10 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £365,000



PROPERTY DESCRIPTION

An attractive four bedroom detached house situated in a "tucked away" location in a highly sought after cul-de-sac. No onward chain.

Entrance porch* entrance hall* lounge* dining room* conservatory* kitchen/breakfast room* utility room* cloakroom* four first floor bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking* attractive enclosed garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D	66		
(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)

Double glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

15'11" maximum x 13'0" (4.87 maximum x 3.98)

Upvc double glazed bay window to the front. Feature fire surround with electric fire, television point, understair storage cupboard and archway through to the:

Dining Room

8'10" x 7'8" (2.70 x 2.34)

Two double glazed French doors opening to the:

Conservatory

11'5" x 9'6" (3.49 x 2.90)

Part brick and part upvc double glazed construction. Tiled floor, electric wall heater and two upvc double glazed French doors opening to the rear garden.

Kitchen/Breakfast Room

11'8" x 8'10" (3.57 x 2.70)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge/freezer, space for dishwasher, integrated oven with gas hob and extractor fan, upvc double glazed window to the rear and archway to the:

Utility Room

4'7" x 4'6" (1.41 x 1.39)

Work surface with plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler supplying domestic hot water and radiators, extractor fan. Double glazed door to the rear garden.

Cloakroom

Comprising close coupled w.c. vanity wash hand basin with cupboards below, double glazed window to the side.

First Floor Landing

Loft access.

Master Bedroom

11'0" x 13'0" maximum (3.37 x 3.98 maximum)

Upvc double glazed window to the front. Airing cupboard.

En Suite Shower Room

5'4" x 4'11" (1.65 x 1.51)

Large shower cubicle with vanity wash hand basin, extractor fan, shaver point, upvc double glazed obscured window to the front.

Bedroom 2

13'1" x 8'3" (4.00 x 2.53)

Upvc double glazed window to the front. Wooden double glazed obscured window to the side.

Bedroom 3

10'11" x 9'0" (3.35 x 2.76)

Upvc double glazed window to the rear with aspect towards agricultural land to the rear.

Bedroom 4

8'4" x 8'3" (2.55 x 2.54)

Upvc double glazed window to the rear with aspect towards agricultural land to the rear.

Bathroom

6'5" x 5'10" (1.98 x 1.80)

Comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, shelving to the side and close coupled w.c. Shaver point

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and upvc double glazed obscured window to the side.

Outside

To the front of the property is a garden laid principally to lawn with driveway offering off street parking and leading to the:

Garage

16'11" x 8'4" (5.16 x 2.55)

With remote control up and over door, light and power.

To the left hand side of the property is a side gate giving access to the:

Rear Garden

Area of lawn, area of decorative stone and garden shed. Outside tap and outside light.

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

Description

The property is situated in a sought after cul-de-sac location being within a short drive of the town centre and sea front.

This attractive house is set in an attractive plot offering well maintained accommodation that briefly comprises entrance hall, lounge with archway through to the dining room and good sized conservatory off. There is a kitchen/breakfast room, utility room and cloakroom. To the first floor there are four bedrooms with the master having an en suite shower room and a family bathroom to the first floor.

The property benefits from gas central heating with the majority of the windows being upvc double glazed. There is a garage with remote controlled up and over door, off street parking and attractive enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the centre of Burnham-on-Sea proceed along Love Lane to the roundabout beside Tesco supermarket taking the first exit which is a continuation of Love Lane.

Take the second turning left into Ramsay way and proceed along Ramsay Way turning first right into Bathurst Close. Proceed into Bathurst Close turning first right and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- 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:

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

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

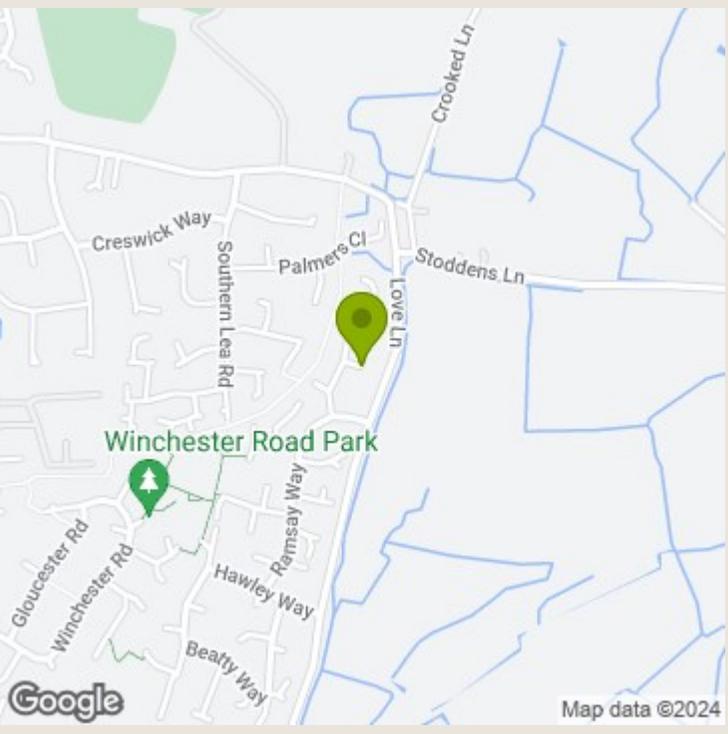
Flood Information:

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









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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