



52 Brightstowe Road

Burnham-On-Sea, TA8 2HP

Price £400,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An upgraded and improved three bedroom detached bungalow situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

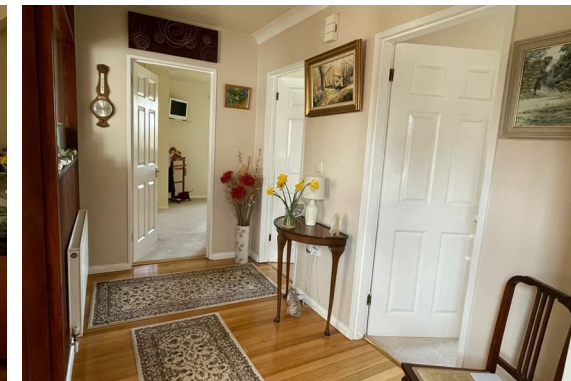
Entrance hall* L shaped lounge/dining room* well appointed kitchen* good sized conservatory* three bedrooms* master en suite shower room* family shower room* upvc double glazed windows* gas central heating* two good sized garages* off street parking for numerous vehicles* attractive enclosed gardens. Offered in excellent order throughout.

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			
(81-91) B			79
(69-80) C		64	
(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	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

15'1" x 5'1" maximum (4.61 x 1.55 maximum)

Feature wooden flooring, cloaks cupboard.

L shaped Lounge/Dining Room

Lounge Area

19'4" x 9'10" (5.90 x 3.02)

Upvc double glazed windows to the front and side, feature fire surround with gas fire, television point and feature wooden flooring. Wide opening to the:

Dining Area

12'5" x 10'0" (3.80 x 3.07)

Feature wooden flooring, upvc double glazed window to the side and upvc double glazed French doors opening to the conservatory and wide opening to the:

Kitchen/Breakfast Room

12'5" x 9'4" (3.80 x 2.87)

Fitted with an extensive range of wall and floor units to incorporate eye level oven, gas hob with extractor hood, integrated fridge/freezer, one and a half bowl drainer sink unit, breakfast bar, cupboard with plumbing for automatic washing machine and upvc double glazed window to the rear. Upvc double glazed stable style door to the:

Conservatory

19'4" x 9'8" (5.90 x 2.97)

Part brick and part upvc double glazed construction, tiled floor, air conditioning unit, year round roof and two upvc double glazed French doors opening to the rear garden.

Master Bedroom

12'1" x 9'10" (3.70 x 3.02)

Cupboard housing the combination boiler supplying domestic hot water and radiators, upvc double glazed window to the front.

En Suite Shower Room

7'4" x 3'10" (2.24 x 1.17)

Good sized shower cubicle with rain head and hand held shower, vanity wash hand basin, close coupled w.c., electric shaver point/light.

Bedroom 2

11'9" x 8'6" (3.60 x 2.60)

Range of built in bedroom furniture, upvc double glazed window to the rear.

Bedroom 3

13'3" x 9'8" (4.06 x 2.95)

Two upvc double glazed windows to the side.

Family Shower Room

10'5" x 9'10" (3.18 x 3.00)

Comprising large shower cubicle, pedestal wash hand basin, close coupled w.c., storage cupboard, access to roof space, light/shaver point, upvc double glazed obscured window to the side.

Outside

To the front of the property is an attractive open plan front garden laid to lawn with mature bushes and shrubs.

To the left hand side of the property is a block pavier driveway offering off street parking for numerous vehicles leading to the:

PROPERTY DESCRIPTION

Garage 1

21'5" x 8'1" (6.53 x 2.47)

With remote control door, light and power. Personal access door to the side.

To the right hand side of the property there is a further driveway leading to two substantial electric gates leading to an area of secure parking which in turn leads to:

Garage 2

16'9" x 9'7" (5.11 x 2.93)

Remote control door, window to the side and low maintenance door to outside.

Rear Garden

Attractive enclosed garden with good sized lawn area, decorative stone, borders containing numerous shrubs and bushes.

Outside tap and outside power.

The gardens are a particular feature of this property with the front enjoying an aspect towards the inland lighthouse making a full inspection essential.

Garden Shed

7'4" x 7'4" (2.25 x 2.25)

Description

This attractive detached bungalow is situated in a highly sought after location to the north of Burnham-on-Sea built in the 1960's by C H Wynn and Sons to their "L line cedar bungalow design" which is a popular design of Cedar construction of bungalows.

The property comprises entrance hall, good sized L shaped lounge/dining room with well appointed kitchen off and large conservatory to the rear. The property benefits from three bedrooms with the master having an en suite shower and there is a well

appointed family shower room.

The property has two driveways with the left hand driveway being block paved with access to a good sized garage/workshop and the right hand side driveway leading to substantial electrically operated gates which in turn lead to the an area of parking ideal for a caravan/boat etc which in turn leads to a good sized garage.

Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Brightstowe Road. Proceed down Brightstowe Road before bearing to the left and then right and the property will be found a little further along on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Leased Solar Panels
- No Flooding in the last 5 years
- 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

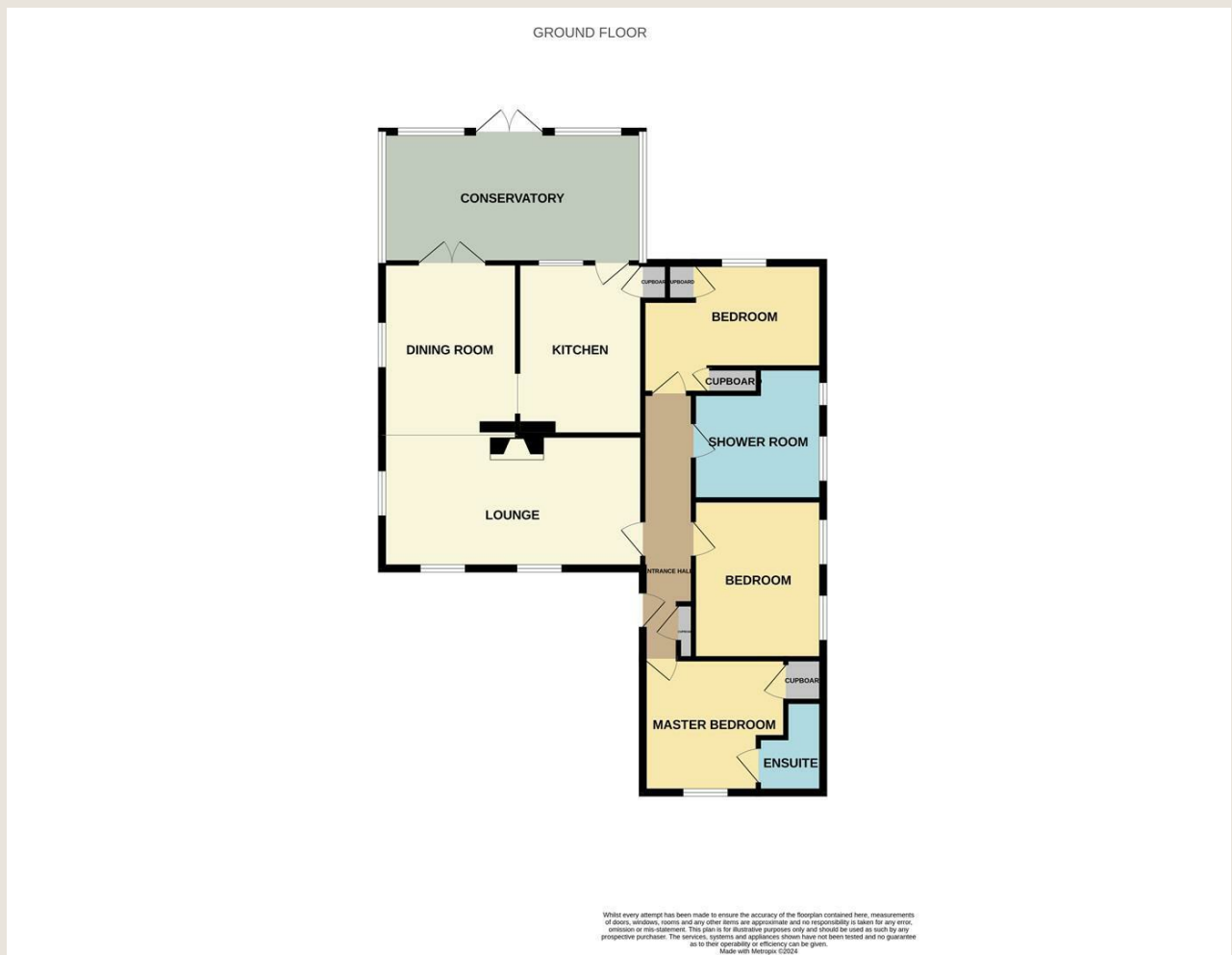
Flood Information:

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

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.
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 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

