



11 Maple Drive

Burnham-On-Sea, TA8 1DG

Price £290,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive semi detached chalet style house situated in the sought after "Steart" area of Burnham-on-Sea being within a short level walk of the town centre and sea front.

Entrance porch* entrance Hall* kitchen* lounge* dining room/Bedroom* conservatory* ground floor shower room* two first floor bedrooms* jack and Jill bathroom* garage* carport* off street parking and enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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 and side panel to the:

Entrance Porch

Further obscure glazed door and side panel to the:

Entrance Hall

Cupboard with upgraded consumer unit, stairs rising to the first floor.

Lounge

16'6" x 16'4" (5.03 x 5)

Feature fire surround with gas fire and upvc double glazed window to the front.

Kitchen

10'11" x 8'9" (3.35 x 2.69)

Fitted with a range of wall and floor units with wood block worktops, one and a half bowl ceramic sink unit, integrated eye level double oven, hob and extractor fan, plumbing for washing machine, space for fridge/freezer, upvc double glazed window to the front.

Dining Room/Bedroom

8'9" x 7'11" (2.67 x 2.43)

Part glazed door and side panel to the:

Conservatory

8'7" x 8'5" maximum (2.64 x 2.57 maximum)

Upvc double glazed construction with French door to the rear garden.

Ground Floor Bedroom 3

11'10" x 11'5" (3.63 x 3.48)

Understair storage cupboard and upvc double glazed window to the rear.

Ground Floor Shower Room

Comprising large shower enclosure, vanity wash hand basin with cupboards below, close coupled w.c., low maintenance walling, heated towel rail and upvc double glazed obscured window to the side.

First Floor Landing

Storage recess.

Bedroom 1

15'8" x 13'3" (4.80 x 4.06)

Upvc double glazed window to the front. Door to the Jack and Jill bathroom.

Jack and Jill Bathroom

9'4" x 4'9" (2.85 x 1.45)

Comprising panelled bath, vanity wash hand basin, low level w.c. and double glazed Velux window.

Bedroom 2

21'1" x 9'3" (6.43 x 2.84)

Three double glazed Velux windows to the rear, wall mounted gas boiler supplying domestic hot water and radiators. Access to eaves storage and door to the Jack and Jill bathroom.

This room is in need of completion works to include skimming of the walls.

Outside

To the front of the property is a boundary wall with two wooden gates giving access to the block pavier driveway offering off street parking leading to the carport which in turn leads to the:

PROPERTY DESCRIPTION

Garage

With up and over door.

The front garden is laid for ease of maintenance.

Rear Garden

Enclosed with a good sized patio and raised areas laid to lawn.

The garden is an attractive feature of the property.

Description

The property is situated in one of the most sought after residential locations in Burnham-on-Sea being within a short walk of the town centre and sea front.

The property offers flexible living accommodation and briefly comprises entrance porch, entrance hall, lounge, upgraded kitchen, ground floor bedroom, dining/bedroom with conservatory off, upgraded shower room and to the first floor there are two good sized bedrooms (one in need of some completion works) and Jack and Jill bathroom. The property benefits from gas central heating, garage, carport, gated 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 roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the third turning

right into College Street. Proceed across the High Street towards the sea front taking a left turn onto the Esplanade. Proceed along the Esplanade passing the B&M supermarket on the left taking the next left into Steart Drive. Proceed down Steart Drive bearing to the right and then left into Maple Drive. No.11 will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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.
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

