



36 Barrie Way

Burnham-On-Sea, TA8 1QT

Price £385,000



PROPERTY DESCRIPTION

Attractive detached four bedroom house situated in a highly sought after cul-de-sac location that has been in the same ownership since built set in a good sized corner plot. Must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* dining room* kitchen/breakfast room* utility room* four first floor bedrooms* master en suite shower room* family bathroom* wooden double glazed windows* gas central heating* garage* off street parking* large corner plot.



Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

With stairs rising to the first floor.

Cloakroom

Close coupled w.c., pedestal wash hand basin, wooden double glazed obscured window to the front.

Lounge

14'6" x 12'4" (4.42 x 3.78)

Wooden double glazed windows to the front and side, television point, feature fire surround with electric fire.

Dining Room

9'2" x 9'2" (2.81 x 2.80)

Double glazed patio doors to the rear garden.

Kitchen/Breakfast Room

14'2" x 10'1" (4.34 x 3.09)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for American style fridge/freezer, space for range style cooker with extractor hood over, breakfast bar, plumbing for dishwasher, wooden double glazed window to the rear and upvc double glazed door with upvc double glazed side panel opening to the rear garden. Archway through to the:

Utility Room

5'11" x 5'1" (1.81 x 1.56)

Plumbing for automatic washing machine, space for fridge, wooden double

glazed window to the side.

First Floor Landing

Access to roof space and wooden double glazed window to the side.

Master Bedroom

10'11" x 10'5" (3.33 x 3.18)

Built in wardrobes, wooden double glazed window to the rear and door to the:

En Suite Shower Room

5'11" x 5'1" (1.82 x 1.55)

Shower enclosure, pedestal wash hand basin and close coupled w.c. Extractor fan and wooden double glazed obscured window to the side.

Bedroom 2

12'8" x 8'0" (3.88 x 2.45)

Wooden double glazed window to the front.

Bedroom 3

9'10" x 8'7" (3.02 x 2.62)

Built in wardrobes and double glazed window to the rear.

Bedroom 4

8'5" x 5'10" (2.59 x 1.80)

Double glazed window to the side.

Family Bathroom

8'11" maximum x 5'11" (2.74 maximum x 1.81)

Comprising panelled bath with shower over and screen, pedestal wash hand basin and low level w.c. Extractor fan.

PROPERTY DESCRIPTION

Outside

To the front of the property is an area of lawn and driveway offering off street parking leading to the:

Singe Attached Garage

With up and over door, light and power. Personal access door to the rear.

Side gate gives access to the good sized corner gardens that extend to the side and rear of the property.

Good sized Gardens

The gardens are a particular feature of this property and are unusually large for a property of this age making a full inspection essential.

Description

This attractive detached property has been in the same ownership since it was built and is situated within a short walk of Tesco supermarket and a short drive from Burnham-on-Sea town centre and sea front.

The property is set in a large corner plot with the benefit of gas central heating and briefly comprises entrance hall, cloakroom, lounge, separate dining room, kitchen/breakfast room with utility off. To the first floor there are four bedrooms with the master having an en suite shower room and a family bathroom.

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

Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take a right into Frank Foley Parkway and first right into Ben Travers Way. Proceed along Ben Travers Way taking a right into Barrie Way. Proceed down Barrie Way and at the end of the cul-de-sac bear left and the property will be found at the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

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

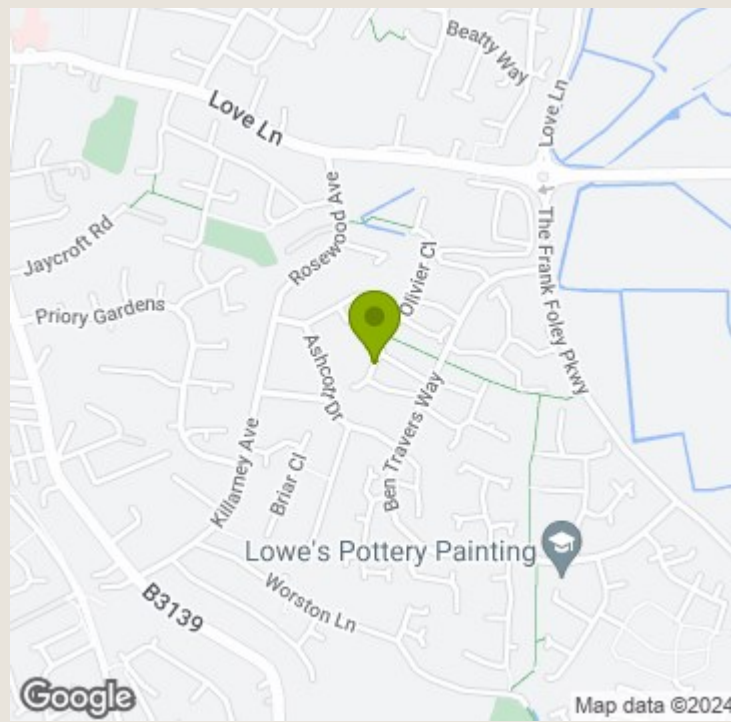
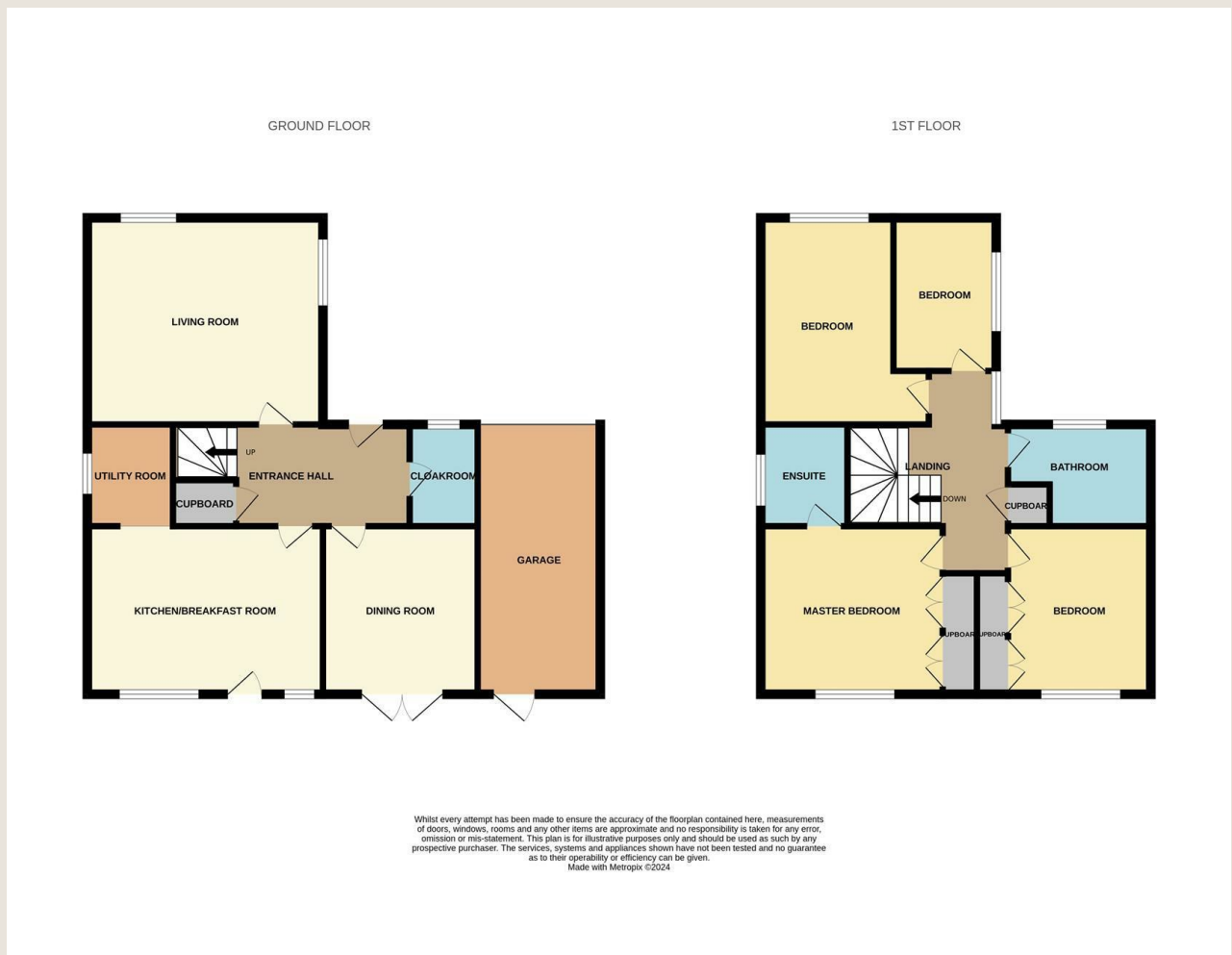
Flood Information:

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

