



Barrington Road

Burnham-On-Sea, TA8 2UA

Price £289,950



PROPERTY DESCRIPTION

A spacious, three bedroom detached house, which has recently undergone a scheme of modernisation works, situated in a popular residential area on the outskirts of Burnham on Sea town centre. Offered with immediate vacant possession.

Entrance hall* Ground floor cloakroom* Good-size lounge with deep box bay window* Dining area* Refitted kitchen with a range of modern units and built in oven and hob* Lean-to conservatory* Three bedrooms* Refitted family bathroom with white suite* Gas central heating* Double glazing* Attractive, enclosed rear garden* Single garage* Ample parking. No onward chain.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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 entrance door with obscure glazed panels to the:

Entrance Hall

Cloaks cupboard containing the gas and electric meters.

Cloakroom

White suite comprising low level w.c. wall mounted wash hand basin with tiled splashback, radiator, obscured double glazed window.

Lounge

15'5" maximum x 12'8" maximum (4.72 maximum x 3.88 maximum)

Double glazed deep box bay window overlooking the front, radiator, television point, telephone point, understair recess and stairs rising to the first floor.

Square opening to the:

Dining Area

9'0" x 8'3" (2.76 x 2.52)

With radiator and double glazed French doors to the:

Conservatory

8'2" x 7'11" (2.50 x 2.42)

Sliding double doors to the rear garden.

Re-fitted Kitchen

9'5" x 6'5" (2.88 x 1.98)

Comprising a range of modern cashmere coloured fronted magnet luna units including base cupboards and drawers with worktops over and matching wall mounted cupboards, fitted four ring induction hob with electric oven under, plumbing for washing machine, space for fridge or freezer, composite sink and

drainer unit with mixer tap, double glazed window overlooking the rear garden and double glazed stable style door with glazed tilt and twist double glazed window to the rear. Wall mounted Worcester gas fired boiler concealed in cupboard.

First Floor Landing

Access to insulated roof space with pull down ladder. Double glazed window, radiator, airing cupboard with hot water cylinder and slatted shelving.

Master Bedroom

10'5" x 8'5" (3.18 x 2.58)

Double glazed window to the front, telephone point and radiator.

Bedroom 2

12'0" x 8'5" (3.68 x 2.57)

Double glazed window to the rear and radiator.

Bedroom 3

7'1" x 6'7" (2.17 x 2.02)

Double glazed window to the front and radiator.

Re-fitted Bathroom

6'6" x 5'4" (2.00 x 1.63)

New white suite comprising panelled bath with wall mounted shower over and glazed screen with ceiling height splashbacks. Pedestal wash hand basin and low level w.c. Heated towel rail, shaver point and obscured double glazed window.

Outside

The front of the property is laid to gravel and brick pavier which provides off street parking.

PROPERTY DESCRIPTION

Outside tap and sensor light.

Driveway to the side provides off street further parking and access to the:

Garage

With metal up and over door and light and power. Rear personal stable style door to the rear garden. Part boarded loft space suitable for storage.

Rear Garden

Attractive feature of the property with large patio area, raised block built flower and shrub beds and step up to the area of lawn with garden pond with waterfall feature and existing pump and filtration (not connected) and surrounded by shrub borders.

The garden is enclosed by timber fencing and there is access via a wooden gate to the side of the property to the front.

Description

Number 5 Barrington Road is conveniently situated within a popular development, just over a mile away from Burnham on Sea town centre and sea front. Amenities also within easy reach include Tesco supermarket and Burnham and Berrow Medical Centre. At the end of the cul de sac there is access to Winchester Road Primary School and playground as well as dog walks. The M5 motorway interchange, junction 22 at Edithmead is just under two miles away giving access to Bristol, Taunton, Exeter etc.

The property is offered for sale with the benefit of a recent scheme of modernisation works including; new kitchen, bathroom, decoration and

carpeting. The gas centrally heated accommodation is well planned and neutrally decorated. Externally, there is an enclosed rear garden, single garage and ample parking to the front.

An early inspection to view is recommended.

Directions

From the Esso Garage at the top of Love Lane, proceed out of the town and upon reaching the Tesco roundabout, turn left onto the continuation of Love Lane. Take the first turning left into Hawley Way, first right into Ramsay Way and second left into Barrington Road where the property can be found almost at the end of the cul de sac 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

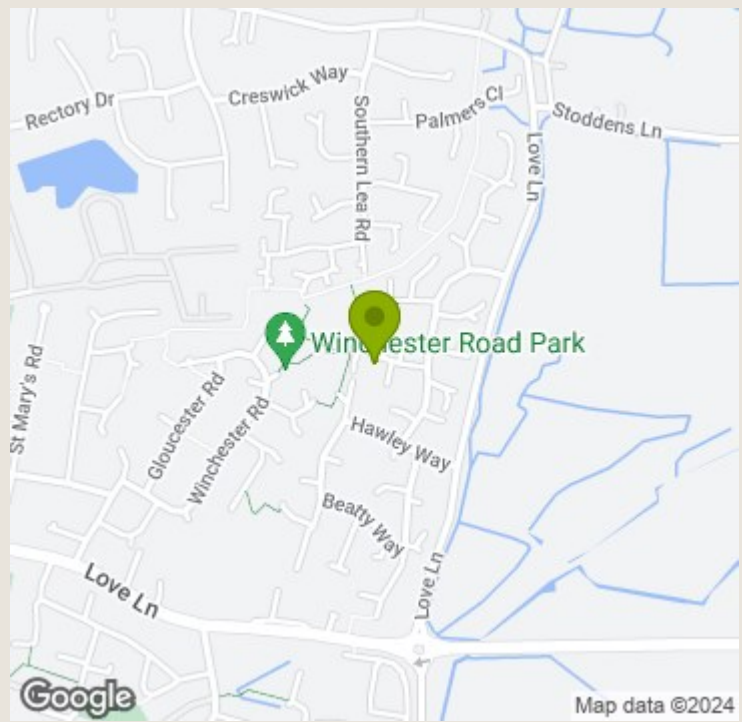
Flood Information:

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

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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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