



Westlands South Esplanade

Burnham-On-Sea, TA8 1BU

Price £525,000



PROPERTY DESCRIPTION

A rare opportunity to purchase a stunning "art deco" 1930's style semi detached house with the accommodation being set over three levels located on Burnham-on-Sea sea front and enjoying panoramic coastal views to the front.

Entrance porch* entrance hall* cloakroom* lounge* sitting room/bedroom* dining room* sun room* luxury kitchen* utility room* three first floor bedrooms two with direct balcony access with coastal views* large luxury bathroom* second floor landing/lounge/study* bedroom and shower room. workshop/garden room* gardens and off street parking for numerous vehicles.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		54	
(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)

Composite double glazed door and side panel to the :

Entrance Porch

Tiled floor, storage cupboard, stained glass glazed door to the :

Entrance Hall

Stairs rising to the first floor and understair storage recess. Stripped wooden flooring.

Cloakroom

Close coupled w.c., wash hand basin, wall mounted gas boiler supplying domestic hot water and radiators, double glazed obscure window to rear. Tiled floor.

Lounge

14'5" x 12'11" (4.39m x 3.94m)

Extending to 16'11 (4.39m x 3.94m extending to 5.16m) into upvc double glazed bay window.

Stripped wooden flooring, gas fire, door to :

Dining Room

15'10" x 12'9" (4.83m x 3.89m)

Stripped wooden floor, gas fire, timber mantel, double opening doors to the sun room.

Sun Room

15'5" x 6'0" (4.70m x 1.83m)

Upvc double glazed French doors opening to front, two wall light points and laminate flooring.

Sitting Room/Bedroom

12'5" x 12'5" (3.78m x 3.78m)

Stripped wooden floor, upvc double glazed door to the rear garden. Double glazed windows to either side.

Kitchen

12'11" x 8'10" (3.94m x 2.69m)

Attractive range of "Art Deco" style wall and floor units with contrasting Granite worktops, integrated one and a half sink, two under counter Neff ovens, Neff induction hob and Neff stainless steel extractor fan. Unit underlighters, plumbing for dishwasher, stripped wooden flooring, upvc double glazed window to side and door to :

Utility Room

12'5" x 6'3" (3.78m x 1.91m)

Range of wall and floor units with drainer sink unit, plumbing for automatic washing machine, space for

tumble dryer, space for fridge and freezer, upvc double glazed window to rear and upvc double glazed door to outside.

First Floor Landing

Upvc double glazed window to side. Good sized linen cupboard and stairs rising to the second floor.

Bedroom 1

13'0" x 11'8" (3.96m x 3.56m)

13'0 extending to 17'1 into the upvc double glazed bay window x 11'8 (3.96m extending to 5.21m into the upvc double glazed bay window x 3.56m) :- Wall length wardrobes with hanging space.

Window seat/storage cupboard with panoramic coastal sea views. Door to :

Balcony

15'5" x 6'0" (4.70m x 1.83m)

With superb coastal and sea views.

Bedroom 2

13'5" x 12'8" plus wardrobes (4.09m x 3.86m plus wardrobes)

With panoramic coastal and sea views, wall length open fronted wardrobes, sliding upvc patio doors opening to the balcony.

Bedroom 3

12'5" x 10'11" (3.78m x 3.33m)

Upvc double glazed window to the rear.

Bathroom

This room has been divided into two areas with bathroom area 14'8 x 8'11 (4.47m x 2.72m) with large feature raised double width white bath with headrests, feature sink, close coupled w.c. upvc double glazed window to rear. Wooden obscure glazed window to rear. Large wet room area 7'5 x 4'5 (2.26m x 1.35m) with two showers, tiled walls. Upvc double glazed obscure window to the rear.

Second floor landing/lounge/study

10'10" x 9'2" average (3.30m x 2.79m average)

Windows to the side and rear and access to eaves storage. Storage cupboard with built in window seat.

Airing cupboard and door to the :

Bedroom 4

16'11" x 10'1" maximum (5.16m x 3.07m maximum)

12'3 extending to 16'11 x 10'1 (3.73m extending to 5.16m x 3.07m) :- With panoramic coastal views and eaves storage.

PROPERTY DESCRIPTION

Shower Room

Comprising tiled shower cubicle, wash hand basin and close coupled w.c. Upvc double glazed obscure window to the rear.

Outside

To the front of the property is a boundary wall with garden area laid for ease of maintenance with borders containing numerous shrubs, bushes, trees etc. To the side of the property is a driveway offering off street parking and leading to the garage/workshop. There is also additional parking area to the front of the property.

Garage/Workshop/Garden Room

The garage has been sub divided internally and from the front access can be gained by a remote control roller door or personal access door from the garage to an area measuring 3.04m x 2.99m maximum with light and power.

There is an internal walkway that leads to the rear workshop area measuring 3.04m x 2.68m with light and power and door to the garden.

The middle part of the garage has been sectioned off to create an attractive garden room with two upvc double glazed French doors opening to the garden with light and power.

Rear Garden

The garden is approximately 30ft in length x 25ft width. Two patio areas set over two levels, borders containing shrubs and bushes. Outside tap.

Description

The property is situated on the sea front within easy level walking distance of Burnham-on-Sea town centre and beach. The property enjoys superb coastal views from the first and second floor levels and offers highly versatile living accommodation set over three levels which would be suitable for a large family, those with a dependent relative and potential home with an income. The property is a 1930's style semi detached house built with some Art Deco style features. The property has been the subject of much improvement and now benefits from having a luxury Art Deco style kitchen with Granite worktops and integrated appliances. To the first floor two of the bedrooms enjoy superb coastal aspects and have direct access to a good sized balcony that looks out across the sea. On the second floor there is the potential to create a teenage suite for self contained accommodation should it be required.

An early application to view this rarely available style of property is strongly recommended.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the second turning right into College Street. Proceed across the High Street and onto the sea front. Take a left turn onto the Esplanade passing B & M supermarket and the property will be found a little further along on the left.

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









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

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