



Dyrham Close

Burnham-On-Sea, TA8 2TT

Price £235,000





# PROPERTY DESCRIPTION

An attractive well maintained three bedroom end of terraced house with adjoining garage with off street parking and enclosed garden to the rear.

Entrance hall\* lounge\* well appointed kitchen/diner\* three bedrooms\* wet room\* gas central heating\* upvc double glazed windows\* garage\* off street parking and enclosed garden to the rear. Good decorative order.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Storage cupboard and door to the:

### Lounge

17'1" x 13'11" (5.21 x 4.26)

With upvc double glazed window to the front, stairs rising to the first floor and understair storage cupboard. Television point. Double doors open to the:

### Kitchen/Dining Room

13'11" x 9'7" (4.26 x 2.94)

Fitted with a modern range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated electric oven and hob with extractor fan. Wall mounted Baxi boiler supplying domestic hot water and radiators. Space for fridge/freezer and upvc double glazed window to the rear. Upvc double glazed door to outside.

### First Floor Landing

Overstair storage cupboard and upvc double glazed window to the side. Access to roof space.

### Bedroom 1

11'9" x 7'6" (3.59 x 2.31)

Open fronted wardrobe and upvc double glazed window to the front.

### Bedroom 2

12'8" x 8'7" maximum (3.87 x 2.62 maximum)

Open fronted wardrobe and upvc double glazed window to the rear.

### Bedroom 3

8'1" x 6'2" (2.47 x 1.90)

Range of built in desks with storage which could easily be removed if required. Upvc double glazed window to the front.

### Wet Room

7'10" x 5'1" (2.39 x 1.57)

Comprising shower area with seat, pedestal wash hand basin and close coupled w.c. Tiled walls and upvc double glazed obscured window to the rear.

### Outside

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

Driveway offers off street parking and leads to the:

### Garage

16'4" x 7'10" (5 x 2.40)

Up and over door, light and power. Eaves storage and part glazed door to the rear.

### Rear Garden

Enclosed with lawn area, patio area and a variety of bushes and trees.

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The garden is an attractive feature of the property making a full inspection essential.

## Description

This attractive end terraced house is situated in a sought after cul-de-sac location and briefly comprises entrance hall, good sized lounge with well appointed kitchen/diner off. To the first floor there are three bedrooms and a wet room.

The property benefits from having upvc double glazed windows, gas central heating, garage, off street parking and attractive gardens to the front and rear.

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

## Directions

From the town centre proceed inland along Love Lane and at the roundabout beside Tesco supermarket take a left which is a continuation of Love Lane. Turn first left into Hawley Way. Proceed down Hawley Way turning first right into Ramsay Way. Proceed down Ramsay Way where Dyrham Close will be found on the right hand side. Proceed into the cul-de-sac and the property will be found towards the end on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





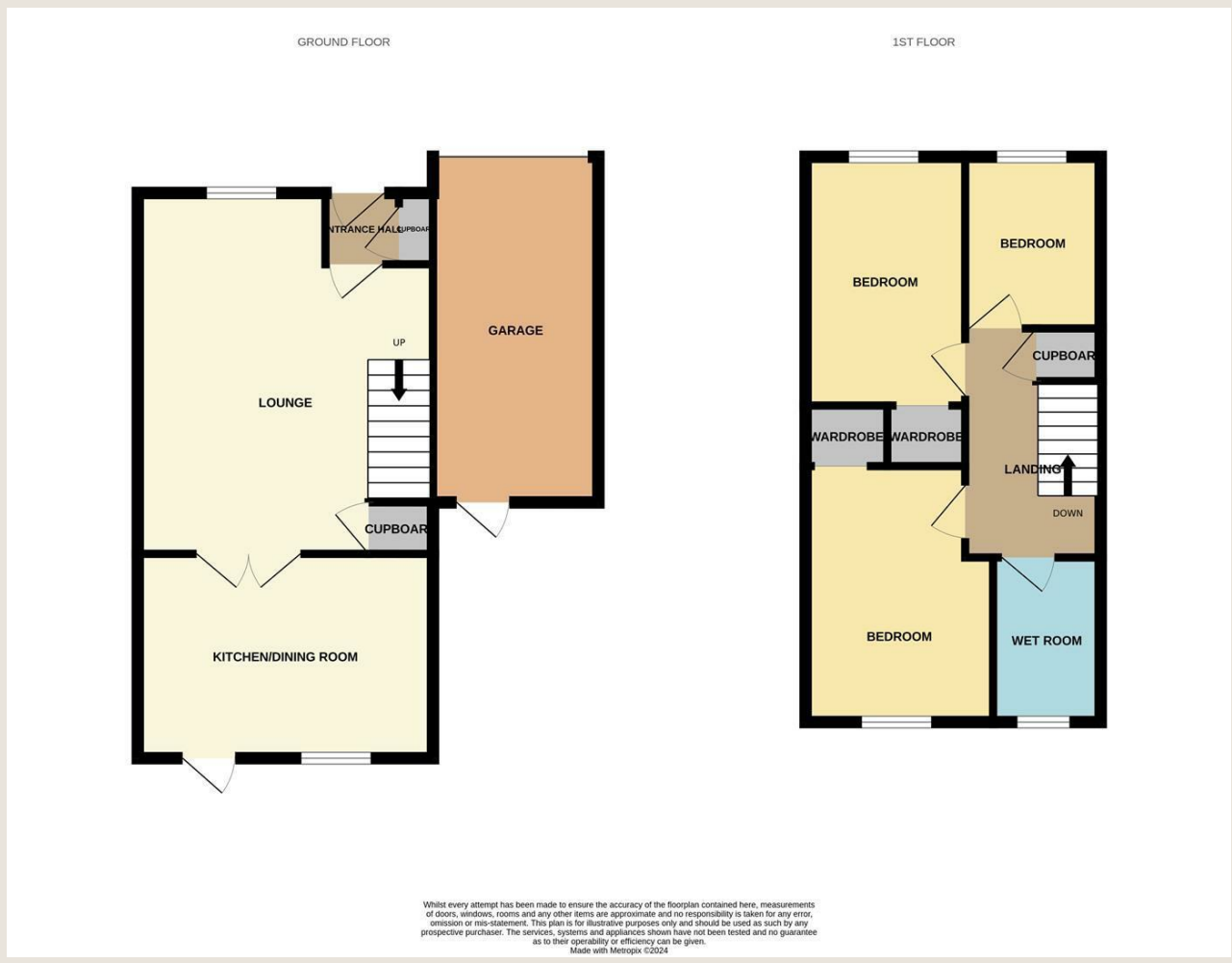












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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

