



St Clouds South Esplanade

Burnham-On-Sea, TA8 1BU

Price £525,000



PROPERTY DESCRIPTION

An exceptional spacious 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* lounge with bay window* sitting room with sun room off* separate dining room* fitted breakfast kitchen* utility room* rear lobby* cloakroom* four first floor bedrooms two with doors opening to the balcony enjoying coastal views* fifth bedroom to the second floor with large dressing room with walk-in wardrobe and en suite shower room off* ample parking to the front and side* low maintenance rear garden* garage with storage and hot tub are* gas central heating* double glazing* internal inspection recommended.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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 to the:

Entrance Vestibule

With storage cupboard and door to the:

Hallway

Radiator, stairs to the first floor.

Lounge

16'3" maximum x 14'4" maximum (4.97 maximum x 4.39 maximum)

Double glazed bay window to the front, laminate flooring, wood burner set into feature fireplace surround and hearth, television point and radiator.

Sitting Room

15'9" maximum x 13'3" (4.81 maximum x 4.05)

With cast iron period style fireplace, radiator, glazed doors and side windows through to the:

Sun Room

15'4" x 6'4" (4.68 x 1.95)

With double glazed doors and windows to the front.

Fitted Kitchen/Breakfast Room

17'10" x 8'9" (5.44 x 2.69)

With an extensive range of cream fronted floor and wall cupboards with dark granite style worktops over, inset sink unit with integrated drainer, integrated dishwasher, two integrated freezers and a fridge, stainless steel finish Stoves cooker hood with space for range style cooker, breakfast bar worktop with display cupboard with glazed doors, built in wine rack, radiator, tiled floor and double glazed window and door to the:

Dining Room

12'5" x 11'11" (3.80 x 3.65)

With radiator, double glazed French door and windows to the rear garden.

Utility Room

7'0" x 6'3" (2.15 x 1.92)

With worktop with space under for washing machine and tumble dryer, gas boiler, tiled floor, double glazed window and radiator.

Rear Lobby

With double glazed door to the driveway.

Cloakroom

4'9" x 3'0" (1.46 x 0.93)

With low level w.c., wash hand basin, radiator and double glazed window. Tiled floor.

First Floor Landing

Double glazed window.

Bedroom 1

13'8" x 12'7" (4.17 x 3.86)

With radiator, three double fitted wardrobes, wall mounted air conditioning unit, double glazed French doors and window to the:

Balcony

Superb sea and coastal views.

Bedroom 2

17'0" maximum x 14'5" maximum (5.19 maximum x 4.40 maximum)

Double glazed bay window to the front enjoying coastal views. Radiator, door to the balcony.

Bedroom 3

12'4" x 10'9" maximum (3.76 x 3.30 maximum)

Double glazed window to the rear and radiator.

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Bedroom 4

9'10" x 8'10" (3.02 x 2.71)

Double glazed window to the rear. Radiator.

Family Bathroom

9'0" maximum x 8'10" maximum (2.75 maximum x 2.7 maximum)

L shaped and comprising white suite of corner bath, corner shower cubicle, vanity wash hand basin and close coupled w.c. with concealed cistern. Two double glazed windows and heated towel rail.

Second Floor Landing

With double glazed window and access to eaves storage space with Velux style window.

Bedroom 5

15'10" maximum x 10'9" (4.83 maximum x 3.30)

Radiator, double glazed window to the rear, wall mounted air conditioning unit, eaves storage and door to the:

Dressing Room

11'1" x 5'4" (3.40 x 1.64)

Useful space which could be used in a variety of ways including dressing area or office. Double glazed window to the front, radiator and Walk-In Wardrobe with hanging rails and shelving.

En Suite Shower Room

10'4" maximum x 4'7" (3.15 maximum x 1.41)

Well appointed with corner shower, vanity wash hand basin and close coupled w.c. with concealed cistern. Tiled surrounds, radiator, heated towel rail.

Outside

The front of the property is laid for parking which extends to the side driveway. Small area of artificial grass to the front providing a seating area surrounded by block walling.

Garage

Currently separated into two areas.

Area 1 (4.31 x 2.87) With up and over door and personal door to the rear garden.

Area 2 (3.08 x 2.87) This area is used as a hot tub room and the hot tub will be included in the sale. Personal door to the rear garden.

Rear Garden

The rear garden is enclosed and is laid for ease of maintenance with a good area of artificial grass together with a patio and further raised patio area with steps.

Outside tap.

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

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Owned solar panels
- 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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sales@berrymansproperties.net

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
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