



6 St Pauls Road

Burnham On Sea, TA8 2BH

Price £245,000





# PROPERTY DESCRIPTION

An attractive, two bedroom, semi detached bungalow, situated in the highly sought-after 'Saint's' area of Burnham on Sea and within walking distance of the town centre and beach.

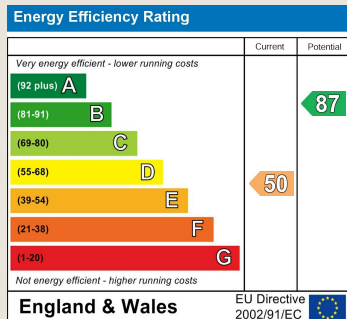
Entrance hall\* Lounge\* Modern kitchen\* Lean-to\* Two bedrooms\* Modern bathroom with shower over bath\* Night storage heating\* Double glazing\* Enclosed, lawned garden to the side and rear\* Gravelled front garden and driveway providing parking.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscured double glazed entrance door to:

### Entrance Hall

Night storage heater, meter cupboard, hard flooring. Airing cupboard with hot water tank and slatted shelving.

Double multi-pane doors to:

### Lounge

15'0" x 10'6" maximum (4.59 x 3.22 maximum)

Double glazed window overlooking the rear garden, night storage heating, serving hatch to kitchen, hard flooring.

### Kitchen

10'6" x 7'8" (3.21 x 2.36)

Fitted with a range of modern, cream-fronted units including base cupboard, drawers and matching wall mounted cupboards. Built in four ring electric hob with oven below. Contrasting worktop surfaces. Single drainer, stainless steel sink unit, tiled splashbacks, double glazed window. Hard flooring, double glazed door to:

### Lean To

8'6" x 6'4" (2.61 x 1.94)

With plumbing for washing machine and door to rear garden

### Bedroom 1

11'7" x 10'7" (3.55 x 3.23)

Double glazed window overlooking the front, hard flooring, night storage heater.

### Bedroom 2

10'5" x 8'7" (3.2 x 2.64)

Double glazed window overlooking the front garden, night storage heater.

### Bathroom

6'7" x 5'6" (2.01 x 1.68)

White suite comprising 'P shaped' bath with wall mounted shower over and curved shower screen, pedestal wash hand basin and low level w.c. Obscured double glazed window. Tiled to splashback. Hard floor.

### Outside

To the front of the property the garden is gravelled for ease of maintenance.

Driveway to the side provides parking and side gate gives access to the side, lawned garden which opens into the lawned rear garden which is enclosed with timber fencing.

### Description

An opportunity to purchase a two bedroom, semi detached bungalow, situated in the highly sought-after 'Saints' area of Burnham on Sea so within walking distance of the town centre facilities and sea front.

# PROPERTY DESCRIPTION

The neutrally decorated accommodation is enhanced by a modern kitchen and bathroom, hard flooring almost throughout and double glazing. The bungalow sits in a good-size plot with gravelled front garden, driveway to the side providing parking and enclosed, lawned gardens to the side and rear.

An early inspection to view is thoroughly recommended.

## Directions

From the Esso Garage at the top of Love Lane, coming from the town centre, take the second exit off the mini roundabout into St. Andrews Road. Take the first right into St. Pauls Road where the property can be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Night storage 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

