



5 Southernlea Road  
Burnham-On-Sea, TA8 2EP  
Price £279,500





# PROPERTY DESCRIPTION

An extended semi detached house situated in a sought after residential location to the north of Burnham-on-Sea. Must be seen to be fully appreciated.

Entrance hall\* cloakroom\* lounge\* kitchen/diner\* sitting room extension\* first floor three bedrooms\* bathroom\* upvc double glazed windows (except the cloakroom window) gas central heating with modern boiler\* garage\* off street parking\* enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscure glazed door to the:

### Entrance Hall

Stairs rising to the first floor, understair storage cupboard.

### Cloakroom

Low level w.c., wash hand basin, wooden obscure window to the side.

### Lounge

13'6" x 12'2" (4.14 x 3.71)

Upvc double glazed window to the front, television point, two multi pane doors opening to the:

### Kitchen/Diner

18'7" x 8'5" (5.67 x 2.57)

Fitted with a range of wall and floor units to incorporate one and a half bowl ceramic sink, gas range cooker, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas combination boiler supplying domestic hot water and radiators, upvc double glazed window to the rear. Part glazed door to the side.

Wide opening to the:

### Sitting Room

9'2" x 8'1" (2.81 x 2.48)

Upvc double glazed window to the side. Double glazed patio doors to the rear. Tiled floor.

## First Floor Landing

Shelved storage cupboard and upvc double glazed window to the side.

### Bedroom 1

13'8" x 9'11" (4.18 x 3.04)

Upvc double glazed window to the front.

### Bedroom 2

11'1" x 8'7" (3.40 x 2.63)

Upvc double glazed window to the rear with aspect towards Brent Knoll.

### Bedroom 3

7'11" x 7'6" (2.43 x 2.30)

Upvc double glazed window to the front.

### Bathroom

6'9" x 5'4" (2.06 x 1.64)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an open plan garden laid principally to lawn.

To the side of the property is a driveway offering off street parking and leading to the:

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## Garage

13'8" x 7'10" (4.18 x 2.4)

Up and over door, light and power.

Side gate gives access to the:

## Rear Garden

Enclosed and measuring approximately 35ft by 30ft with two storage sheds. Outside tap and outside light.

## Description

This attractive semi detached house is situated in a highly sought after location to the north of Burnham-on-Sea.

The property has been extended and briefly comprises entrance hall with cloakroom, lounge, kitchen/diner with sitting room extension off. To the first floor there is a landing, three bedrooms and a bathroom.

The property benefits from upvc double glazed windows (with the exception of the cloakroom), has gas central heating with a modern boiler, driveway, garage and enclosed garden to the rear.

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

## Directions

From the town centre proceed along Love Lane to the roundabout beside

Tesco supermarket taking a left turn which is a continuation of Love Lane. Bear left into Stoddens Road and taking the next left into Southernlea Road. Proceed down Southernlea Road and the property will be found 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](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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