



33 Love Lane

Burnham-On-Sea, TA8 1EU

Price £385,000





# PROPERTY DESCRIPTION

Extended, deceptively sized four bedroom individual detached house with triple garage/workshop with potential, situated in a convenient location within walking distance of Burnham-on-Sea town centre and sea front offering highly flexible living accommodation. Must be seen to be fully appreciated.

Entrance hall\* dining room\* lounge\* kitchen/breakfast room\* ground floor bathroom\* rear porch\* store\* first floor landing\* four bedrooms\* master en suite bathroom\* family shower room\* double glazed windows, gas central heating\* triple detached garage\* gated off street parking\* cottage style garden to the rear.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

17'7" x 14'7" (5.38 x 4.47)

Feature fire surround with gas fire, high level window to the side and two double glazed windows to the other side.

### Dining Room

14'8" x 8'9" maximum (4.48 x 2.67 maximum)

Upvc double glazed bay window to the front, understair storage cupboard.

### Kitchen/Breakfast Room

14'11" x 13'3" (4.56 x 4.05)

Fitted with a range of wall and floor units to incorporate drainer sink unit, plumbing for washing machine, integrated double oven, space for fridge/freezer, upvc double glazed window to the side, high level double glazed window to the side and door to outside.

Further door to the:

### Rear Porch

Upvc double glazed obscured door to outside and access to the:

### Ground Floor Bathroom

6'11" x 6'3" (2.12 x 1.93)

Comprising panelled bath, pedestal wash hand basin, upvc double glazed obscured window to the rear.

### First Floor Landing

Two double glazed windows to the side.

### Master Bedroom

14'11" x 12'6" (4.55 x 3.82)

Two double glazed windows to the rear with aspect over school playing fields. Door to the:

### En Suite Bathroom

7'8" x 5'11" (2.35 x 1.82)

Comprising panelled bath, close coupled w.c., pedestal wash hand basin.

### Bedroom 2

14'7" x 8'8" (4.45 x 2.65)

Three double glazed windows to the front, built in wardrobe.

### Bedroom 3

11'7" x 9'0" (3.54 x 2.75)

Double glazed window to the side. Two built in wardrobes/cupboards.

### Bedroom 4

11'2" x 7'10" (3.41 x 2.39)

Access to roof space, double glazed window to the side.

### Shower Room

7'8" x 4'6" (2.35 x 1.38)

Comprising close coupled w.c., pedestal wash hand basin, shower cubicle, heated towel rail, extractor fan.

### Outside

To the front of the property is a boundary wall opening to the driveway and an area of garden laid for ease of maintenance.

To the left hand side of the property the long driveway offers off street parking for numerous vehicles and five bar gate opening to the rear of the property where there is:

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## Triple Detached Garage

31'7" x 20'2" (9.64 x 6.16)

With inspection pit and three independent roller doors. Light and power. Window to the rear.

Located to the rear of the property is the:

## Rear Garden

Private south facing rear garden with lawned area and borders containing various shrubs and bushes.

The garden enjoys a good degree of privacy and enjoys a sunny aspect.

## Description

This individual detached house has been in the same family ownership for many decades and has been extended over the years to offer well planned, well appointed, highly flexible living accommodation that must be seen to be fully appreciated.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, rear porch with ground floor bathroom off. To the first floor there is a landing, four bedrooms, with the master having an en suite bathroom and a family shower room.

The property benefits from having double glazed windows, gas central heating, detached triple garage with inspection pit and gated off street parking.

South facing garden to the rear which backs onto the school grounds.

The property is offered in clean and tidy order throughout but would benefit from some upgrading.

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

## Directions

From the M5 motorway junction 22 at Edithmead proceed towards Burnham-on-Sea. Proceed over the roundabout beside Tesco supermarket into Love Lane. Proceed along Love Lane and the property will be found adjacent to the local primary school.

## 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)





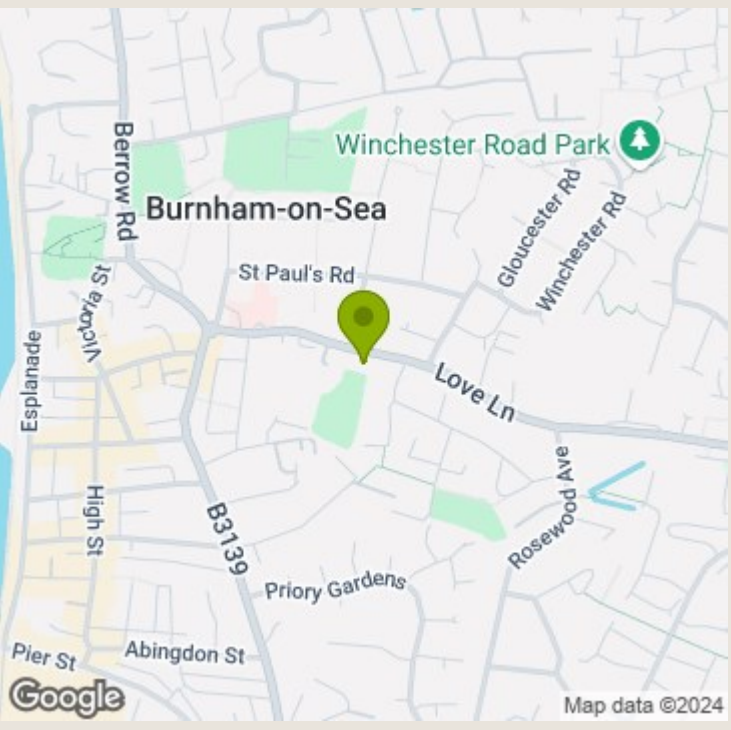












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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 £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

