



8 Beale Way

Burnham-On-Sea, TA8 1JS

Price £279,950



PROPERTY DESCRIPTION

A well presented, extended, modern, three bedroom semi detached house. Situated in a sought-after residential location on the outskirts of Burnham on Sea and conveniently located for the M5 motorway interchange at Edithmead.

Entrance hall* Ground floor cloakroom* Lounge with box bay window* Fitted kitchen with opening to dining room with patio doors to rear garden* Three double first floor bedrooms* Family bathroom* Gas central heating* Double glazing* Single garage and driveway parking* Enclosed, landscaped rear garden* Internal inspection recommended.

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		69	
(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)

Entrance storm canopy with double glazed entrance door and ornate obscure glazed panel to the:

Entrance Hall

Radiator and stairs rising to the first floor.

Cloakroom

5'5" x 2'6" (1.67 x 0.77)

Comprising white suite of low level w.c., wall mounted wash hand basin with tiled splashback, radiator and obscure double glazed window.

Lounge

12'10" maximum x 11'5" (3.92 maximum x 3.50)

Double glazed box bay window, two radiators, understair storage cupboard, glazed door to the:

Kitchen

14'6" x 7'11" (4.44 x 2.42)

Fitted with a range of wall and floor units including base cupboards and drawers and space saver storage compartments within, contrasting worktops, two larder cupboards, one with pull out shelving, space for oven with fitted extractor over, tiled splashbacks, space for washing machine and dishwasher, one and a quarter bowl sink unit with mixer tap over, large square opening to the:

Dining Room

11'3" x 6'7" (3.45 x 2.01)

Radiator, space for dining table and chairs, double glazed window to the side and double glazed sliding patio doors to the rear garden.

First Floor Landing

Access to roof space which we are informed by the vendor is partially boarded with light

and ladder and houses the combination gas boiler. Fitted airing cupboard with slatted shelving.

Bedroom 1

12'5" maximum x 9'6" (3.81 maximum x 2.91)

With radiator, two double glazed windows to the front, fitted double wardrobe and fitted storage cupboard.

Bedroom 2

11'10" plus window recess x 7'9" (3.62 plus window recess x 2.38)

With two radiators, double glazed window overlooking the front and double glazed window overlooking the rear. Fitted worktop in the window recess.

Bedroom 3

10'5" maximum x 7'3" (3.18 maximum x 2.21)

With radiator and double glazed window overlooking the rear garden.

Bathroom

6'2" x 5'1" (1.90 x 1.57)

With white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Radiator, obscure double glazed window, shaver point.

Outside

To the front of the property is a small area laid to gravel and side path giving access via a timber gate to the rear garden.

Driveway to the side of the property provides parking and access to the:

Garage

17'2" x 7'10" (5.25 x 2.41)

With wooden up and over door, power and light. Personal door to the rear garden.

PROPERTY DESCRIPTION

Rear Garden

The rear garden is a particular feature of the property being landscaped and laid to areas of lawn and attractive patio seating area.

Timber garden shed, rockery area and shrub and flower borders.

The garden is surrounded by brick walling and timber fencing.

Description

This modern, semi detached (joined by garage and one bedroom) family home is situated in a 'tucked away', cul de sac position in a popular residential location, on the outskirts of Burnham on Sea town centre.

The well planned accommodation is presented in good order throughout and briefly comprises: Entrance hall with cloakroom off, lounge with double glazed box bay window and fitted kitchen with opening to dining room with patio doors to rear garden. To the first floor there are three double bedrooms and a family bathroom.

The property is enhanced by gas fired central heating and double glazing.

Externally there is driveway parking which leads to the garage, and the well stocked gardens to the rear are a particular feature being laid to areas of lawn, patio providing seating area and are enclosed by brick walling and timber fencing.

An early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, proceed out of Burnham to the Tesco roundabout. Take the third exit onto Frank Foley Parkway and proceed to the next roundabout. Take the third exit onto Wallace Wells Road and take the first right into

Lawrence Close. Take the first right into Beale Way and proceed to the end of the cul de sac where number 8 can be found in the corner on the right 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

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 £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

