



2 Brue Crescent

Burnham-On-Sea, TA8 1LR

Price £399,950



# PROPERTY DESCRIPTION

A well presented three bedroom detached family home situated in a highly sought after location close to the town centre of Burnham on Sea.

Entrance hall\* Cloakroom\* Large lounge opening onto open plan family room\* Snug\* Open plan fitted kitchen/dining room\* three first floor bedrooms\* Family bathroom\* Enclosed gardens\* Summerhouse\* Ample parking to front\* Gas central heating\* Double glazing\* Internal inspection recommended.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(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)

Upvc double glazed entrance doors to the:

### Entrance Porch

With windows to three sides. Double glazed obscured entrance door and side panel leads to the:

### Entrance Hall

With radiator, stairs rising to the first floor. Understair storage cupboard and further storage cupboard with shelving.

### Cloakroom

5'10" x 2'11" (1.78 x 0.89 )

White suite comprising close coupled w.c. and wall mounted wash hand basin. Heated towel rail, tiled splashbacks, sliding door and obscure upvc double glazed windows.

### Lounge

25'9" x 12'11" maximum (7.85 x 3.94 maximum)

With double glazed bow window overlooking the front, two radiators. Fireplace with wooden surround with inset electric fire, hard flooring and wide opening to the:

### Family Room

19'1" x 8'5" maximum (5.84 x 2.59 maximum )

Two radiators, two double glazed bay windows overlooking the rear garden and double glazed French doors to the rear garden. Two double multi pane doors opening to the:

### Snug Area

12'11" x 8'2" (3.96 x 2.51 )

With radiator.

### Dining Area

18'6" x 11'1" (5.66 x 3.38 )

With space for large dining table, radiator, opening through to the:

### Kitchen Area

17'5" x 9'3" (5.33 x 2.82)

Fitted with a range of white fronted base cupboards and drawers with matching wall mounted cupboards, contrasting wood block worktops, kick board lighting, built in AEG oven and microwave, fitted AEG ceramic four ring electric hob with extractor hood over, stainless steel one and a half bowl sink unit, tiling to splashbacks, space under worktop for dishwasher, built in larder cupboard, breakfast bar, further range of fitted storage units and worktop with space under for tumble dryer and washing machine and space for large fridge/freezer.

### First Floor Landing

With double glazed window, access to roof space and cupboard housing the Worcester gas fired combination boiler and slatted shelving.

### Bedroom 1

12'5" x 10'11" (3.81 x 3.33 )

With radiator, double glazed window overlooking the front and built in double wardrobe.

### Bedroom 2

10'11" x 9'1" (3.33 x 2.77 )

With radiator, double glazed window to the rear, fitted open fronted wardrobe.

### Bedroom 3

8'11" x 7'10" (2.72 x 2.41)

With radiator and double glazed window to the front.

### Family Bathroom

7'10" x 5'4" (2.39 x 1.65)

Re-fitted suite comprising close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, P shaped panelled bath with wall mounted multi jet shower over and folding glass shower screen. Heated towel rail, obscured double glazed window.

# PROPERTY DESCRIPTION

## Outside

The front of the property is laid to coloured slate parking area providing parking for numerous vehicles with driveway to the side.

## Rear Garden

The rear garden is enclosed with a feature patio area and seating area. outside tap.

## Summerhouse

12'0" x 7'10" (3.67 x 2.40)

Light, power and extractor fan.

## Description

This very well presented, spacious family home which needs to be viewed to be appreciated, situated in a popular cul-de-sac location within walking distance of the town centre amenities and sea front of Burnham on Sea

The accommodation has been extended to provide highly flexible living accommodation to include; entrance hall with cloakroom off, large 'front to back' lounge which opens into a family room with doors to rear garden. There is an additional ground floor room which is currently used as a snug / cinema room but could easily provide a ground floor bedroom if required. Very well presented & fitted open plan Kitchen with dining area.

To the first floor there are three bedrooms and family bathroom and the property has the benefit of gas fired central heating and double glazing.

Outside, the front garden has been laid to slate to provide ample parking in addition to the driveway. The gardens to the rear are enclosed and there is a summerhouse with light and power.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Burnham/Highbridge Road. At

the mini roundabout at the junction with Marine Drive proceed down Marine Drive taking a left into Lundy Drive and right into Brue Crescent where the property can be found 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](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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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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