



52 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £365,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive upgraded and improved four bedroom detached house situated in a highly sought after cul-de-sac location with an attractive enclosed garden to the rear. Must be seen to be fully appreciated.

Entrance hall* lounge/dining room* upgraded kitchen* utility room* cloakroom* conservatory* four bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking* mature enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	81
(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 and directions are app

Replacement composite door gives access to the:

Entrance Hall

Lounge/Diner

Lounge

16'8" x 13'6" (5.08 x 4.11)

Upvc double glazed bay window to the front, television point, wall mounted electric fire, laminate flooring, stairs rising to the first floor and opening through to the dining room. The lounge is pre-cabled for 5.1 surround sound both in the walls and underfloor.

Dining Room

9'4" x 7'7" (2.84 x 2.31)

Laminate flooring, door to the kitchen and upvc double glazed French doors opening to the:

Conservatory

9'11" x 9'11" (3.02 x 3.02)

Part brick and part upvc double glazed construction. Tiled floor, ceiling light with fan, upvc double glazed French doors opening to the rear garden.

Kitchen

9'4" x 9'2" (2.84 x 2.79)

Fitted with an upgraded range of wall and floor units to incorporate one and a half bowl drainer sink unit with space for electric or gas cooker with extractor fan over, space for fridge/freezer, plumbing for dishwasher, unit under lighters, tiled floor and upvc double glazed window to rear and door to the:

Utility Room

5'3" x 5'3" (1.60 x 1.60)

Fitted with a range of units with plumbing for automatic washing machine, space and external wall vent for tumble dryer, wall cupboard housing the gas boiler supplying domestic hot water and radiators. Upvc double glazed door to outside. Door to the:

Cloakroom

Comprising close coupled w.c. pedestal wash hand basin and upvc double glazed obscured window to the side.

First Floor Landing

Access to roof space.

Master Bedroom

13'4" x 10'1" (4.06 x 3.07)

Upvc double glazed window to the front.

En Suite Shower Room

6'4" x 4'8" (1.93 x 1.42)

Fitted with an upgraded suite comprising shower cubicle with rain head and hand held shower heads with digital pumped shower controlling the flow and temperature. Vanity cupboard with heated mirror and upvc double glazed obscured window to the front.

Bedroom 2

11'10" x 8'8" (3.61 x 2.64)

Upvc double glazed window to the front. Built in wardrobe.

Bedroom 3

10'10" x 8'9" maximum (3.30 x 2.67 maximum)

Upvc double glazed window to the rear.

Bedroom 4

9'2" x 6'9" (2.79 x 2.06)

Upvc double glazed window to the rear.

Family Bathroom

6'6" x 5'7" (1.98 x 1.70)

Re-fitted with a high quality suite comprising panelled bath with rain head and hand held shower heads with digital pump controlled shower controlling the flow and temperature. Close coupled w.c., wall mounted wash hand basin. Extractor fan and wall mounted vanity cupboard

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with heated mirror panels and LED lighting which is also internally lit with shaver point and blue tooth speakers. Upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden with lawn and mature bushes and shrubs.

To the right hand side is a driveway offering off street parking for two vehicles.

Side gate gives access to the:

Rear Garden

The rear garden is a particular feature of the property being enclosed with patio seating area, lawn area, borders containing numerous mature bushes and shrubs. The garden enjoys a good deal of privacy.

Garden shed and outside tap and outside light.

Garage

With up and over door, light and power.

Description

The property is situated in a highly sought after cul-de-sac location being within a short drive of Tesco supermarket. The property is also within a short drive of Burnham-on-Sea town centre and sea front.

This attractive detached house has been upgraded and improved with new internal doors and new carpets to the first floor and offers well planned, well appointed living accommodation that briefly comprises entrance hall with lounge/dining room, conservatory, upgraded kitchen with utility room and cloakroom off. Four bedrooms with the master having an upgraded en suite shower room and an upgraded family bathroom. The property benefits from having gas central heating, upvc double glazed windows, garage, off street parking and enjoys an attractive enclosed mature garden to the rear.

The property must be seen to be fully appreciated.

Directions

From the centre of Burnham-on-Sea proceed along Love Lane to the roundabout beside Tesco supermarket taking the first exit which is a continuation of Love Lane. Take the second left into Ramsay Way. Proceed along Ramsay Way taking the first right into Bathurst Close. Proceed down Bathurst Close to the end of the cul-de-sac where the property will be found directly in front of you.

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

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sales@berrymansproperties.net

IMPORTANT NOTICE

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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.
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

