



39 Brambles Road

Burnham-On-Sea, TA8 2PY

Price £400,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A substantially upgraded, extended and improved detached house situated in a highly sought after residential location to the north of Burnham-on-Sea.

Entrance hall* cloakroom* lounge* open plan kitchen/breakfast/sitting room* first floor landing* three bedrooms* luxury bathroom with bath and shower* upvc double glazed windows* gas central heating* good size enclosed garden to the rear enjoying a sunny aspect. Immaculate order throughout. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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)

Composite door with double glazed panels to the:

Entrance Hall

Cloakroom

6'5" x 2'1" (1.96 x 0.65)

Vanity wash hand basin with cupboards below and close coupled w.c. Heated towel rail, solid Oak flooring and upvc double glazed obscured window to the side.

Lounge

17'6" x 10'5" extending to 13'5" maximum (5.35 x 3.18 extending to 4.10 maximum) Into upvc double glazed bay window to the front. Upvc double glazed windows to either side and understair storage cupboard. Feature Oak staircase rising to the first floor and television point.

Kitchen/Breakfast/Sitting Room

Kitchen/Breakfast Room Area

14'4" x 14'0" (4.38 x 4.28)

Fitted with an extensive range of wall and floor units with Granite worktops and unit underlighters. Space for American style fridge, pantry cupboard housing the gas combination boiler supplying domestic hot water and radiators, integrated electric hob, eye level double oven and extractor fan. Central island with Granite worktop, recessed one and a half bowl drainer sink unit, breakfast bar, integrated dishwasher. Solid Oak flooring and upvc double glazed window to the side.

Wide opening to the:

Sitting Room Area

14'1" x 8'2" (4.31 x 2.50)

Feature bi-fold doors opening to the rear garden, solid Oak flooring, two double glazed Velux windows and door to the:

Utility Cupboard

Plumbing for automatic washing machine with worktop over, space for tumble dryer.

Solid Oak flooring.

First Floor Landing

10'8" x 5'3" (3.26 x 1.61)

Upvc double glazed window to the side. Access to roof space with loft ladder and flooring for further storage.

Bedroom 1

14'2" x 10'5" (4.32 x 3.19)

Dual aspect upvc double glazed windows, built in wardrobe.

Bedroom 2

9'4" x 8'2" (2.86 x 2.51)

Upvc double glazed window to the rear.

Bedroom 3

6'1" x 5'2" (1.87 x 1.58)

Upvc double glazed window to the side.

Bathroom/Shower Room

8'1" x 7'5" (2.47 x 2.28)

Fitted with an attractive suite comprising panelled bath with side taps, large shower enclosure with rain head shower and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. Recessed spotlights, extractor fan, heated towel rail.

Outside

To the front of the property is a boundary fence with an area of garden laid to lawn with borders containing shrubs and bushes.

Driveway offering off street parking for one vehicle which could be further extended

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should it be required.

To the left hand side of the property is a gate giving access to the:

Rear Garden

Attractive patio area adjoining the rear of the property with double electric socket and outside tap. Dwarf wall opening to the good size lawn area.

The rear garden measures approximately 85ft in length and is a particular feature of the property making a full inspection essential.

Set within the garden are three useful storage sheds on concrete bases and the:

Workshop/Store

15'4" x 9'5" (4.68 x 2.89)

With concrete floor.

Description

This older style detached house has undergone extensive range of modernisation and improvement works with recently fitted carpets throughout, replacement doors and fittings throughout, replacement front door, windows, bi fold doors and upgraded electrics with USB sockets and each room having multiple sockets,

Beautifully appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, cloakroom, lounge with large bay window to the front, beautifully appointed and extended kitchen/breakfast/sitting room with bi-fold doors opening to the large rear garden.

To the first floor there are three bedrooms, beautifully appointed bathroom having both a bath and a large shower cubicle.

The property benefits from having been re-roofed, upgraded electrics, recently installed central heating system, upvc double glazed windows and has a good size enclosed sunny aspect garden to the rear with a large workshop/store and additional storage sheds.

The property is offered in excellent order throughout and an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along the Berrow Road taking a right turn into Shelley Drive and next right into Brambles Road. Proceed down Brambles Road where the property will 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

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

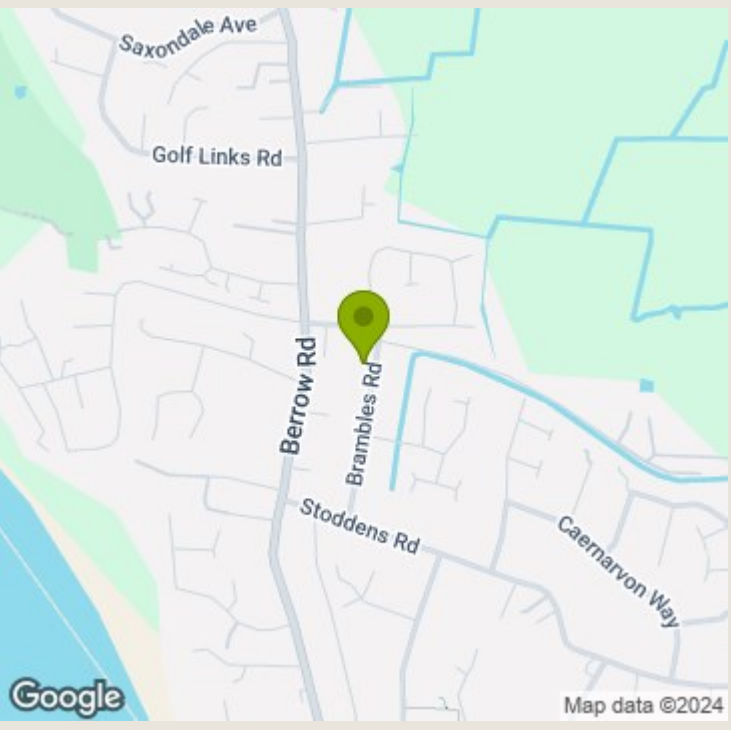
Flood Information:

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.
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

