



30 Abingdon Street

Burnham-On-Sea, TA8 1PH

Price £249,950



PROPERTY DESCRIPTION

An exceptional three bedroom older style terraced house situated within a short walk of Burnham-on-Sea town centre and sea front offering beautifully appointed living accommodation that must be seen to be fully appreciated.

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

Entrance porch* entrance hall* lounge* dining room* beautifully appointed kitchen with utility and cloakroom off* first floor landing* three bedrooms* luxury bathroom with bath and shower* upvc double glazed windows* gas central heating* attractive enclosed courtyard garden to the rear* off street parking for one vehicle.



Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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 door to the:

Entrance Porch

Feature tiled floor, part glazed door to the:

Entrance Hall

Feature tiled floor, stairs rising to the first floor and wide opening to the dining room.

Lounge/Dining Room

Lounge Area

12'9" x 10'7" (3.90 x 3.25)

Plus upvc double glazed bay window to the front. Feature fireplace with living flame fire with fan heater, wide opening to the:

Dining Area

16'4" x 10'9" (4.98 x 3.29)

Two understair storage cupboards with light and power and upvc double glazed door opening to the rear garden.

Kitchen

12'7" x 7'5" (3.86 x 2.27)

Fitted with an extensive range of quality wall and floor units with feature worktops, unit under and over lighters, recessed ceramic sink with waste disposal unit, integrated dishwasher, heated warming drawer, induction hob, extractor fan and eye level combination oven. Space for American style fridge, USB electric sockets and television point. Upvc double glazed window to the side and opening to the:

Utility Room

4'6" x 4'2" (1.39 x 1.29)

Fitted with wall and floor units, gas combination boiler supplying domestic hot water and radiators, plumbing for automatic washing machine and part glazed door to the:

Cloakroom

Wall mounted vanity wash hand basin, close coupled w.c. upvc double glazed obscured window to the side.

First Floor Landing

Built in storage cupboard, high level window to the rear and access to the roof space via loft ladder.

Bedroom 1

13'9" x 10'1" maximum (4.20 x 3.08 maximum)

Two mirror fronted wardrobes, upvc double glazed window to the front, feature fire surround with ornate hearth, television point and upvc double glazed window to the front.

Bedroom 2

10'10" maximum x 7'5" (3.31 maximum x 2.27)

Wall length mirror fronted wardrobe, upvc double glazed window to the rear.

Bedroom 3

10'11" x 5'8" (3.35 x 1.73)

Upvc double glazed window to the front.

Bathroom/Shower Room

12'3" x 7'6" (3.75 x 2.30)

Large panelled bath with side taps, good size separate shower cubicle with digital electric shower, close coupled w.c. with concealed cistern with cupboards to the side, vanity wash hand basin with cupboards below. Heated towel rail, upvc double glazed windows to the side and rear, tiled walls and floor.

Outside

To the front of the property is a boundary wall with gate giving access to the pathway leading to the front door with garden area laid for ease of maintenance.

PROPERTY DESCRIPTION

Rear Courtyard

Attractive enclosed rear courtyard style garden with bin store, tool shed, bike store.

Two rear pedestrian access gates, outside light, power and water.

Accessed to the rear of the property is an area of off street parking for one vehicle.

Description

This attractive older style property is situated within a short walk of the High Street which provides a wide range of facilities as well as the sea front.

The property has been substantially upgraded and improved to offer well planned, beautifully appointed accommodation that simply must be seen to be fully appreciated.

The property benefits from having an entrance porch, open plan entrance hall with stairs rising to the first floor, lounge/dining room, beautifully appointed kitchen with utility room and cloakroom off. To the first floor there is a good sized landing, three bedrooms and beautifully appointed luxury bathroom with large bath and shower cubicle.

There is gas central heating, upvc double glazed windows, attractive enclosed courtyard garden to the rear and off street parking for one vehicle.

Great attention to details has been given to the improvements that have taken place over the years making a full inspection essential.

Directions

Proceed to the end of the High Street and take a left turn beside the Somerset and Dorset public house into Abingdon Street. Proceed down Abingdon Street where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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:

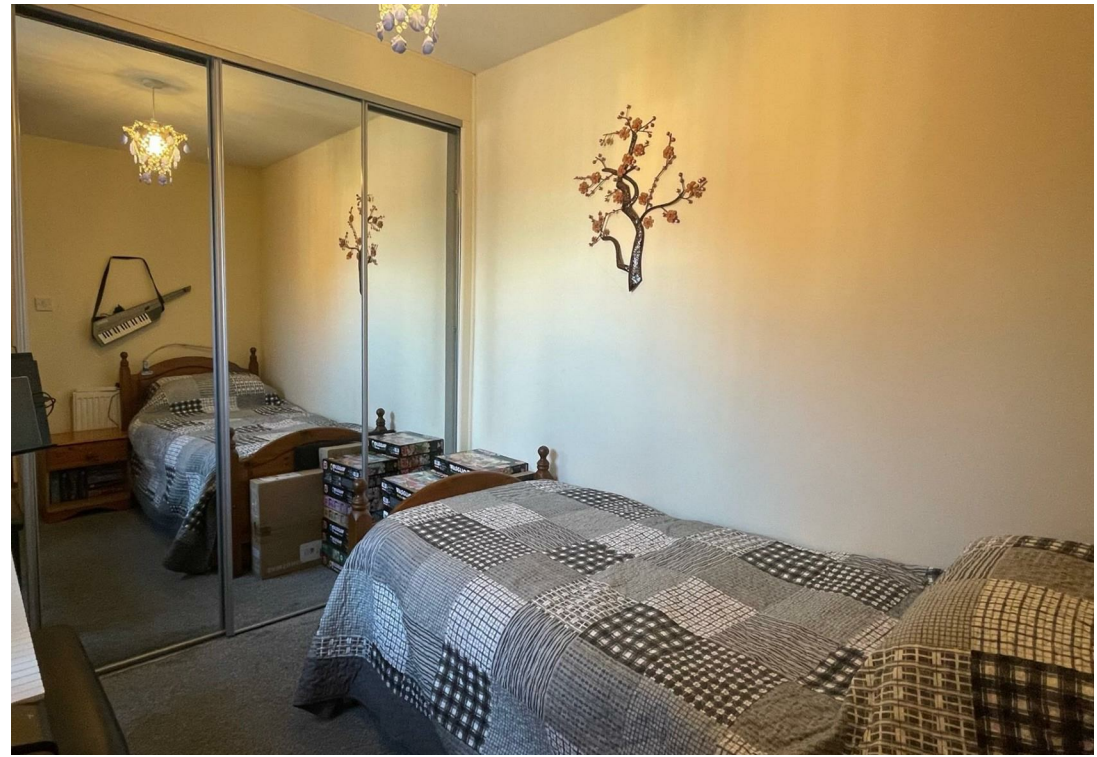
checker.ofcom.org.uk/en-gb/mobile-coverage

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

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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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 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

