



22 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £220,000



PROPERTY DESCRIPTION

An immaculately maintained two bedroom house situated in the highly sought after "Priory Gardens" development situated within close proximity to Burnham-on-Sea town centre and sea front set in a prime plot backing onto and enjoying an aspect over playing fields to the rear.

Entrance hall* lounge* upgraded kitchen* landing* two double bedrooms* upgraded bathroom* gas central heating* upvc double glazed windows* good size enclosed garden to the rear backing onto sports playing fields.

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			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(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)

Low maintenance composite door accessing the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Lounge/Dining Room

14'11" x 12'5" (4.56 x 3.81)

Feature fireplace with recessed electric fire, television point, upvc double glazed window to the rear and low maintenance upvc double glazed door opening to the rear garden.

Kitchen

8'7" x 6'4" (2.63 x 1.95)

Fitted with an attractive range of wall and floor units with contrasting worktops to incorporate electric oven, hob and extractor fan, plumbing for automatic washing machine, space for fridge/freezer, single drainer sink unit, breakfast bar and upvc double glazed window to the front.

First Floor Landing

Access to roof space.

Bedroom 1

11'0" maximum x 9'5" plus wardrobe recess (3.37 maximum x 2.88 plus wardrobe recess)

Double wardrobes, cupboard housing the gas combination boiler supplying domestic hot water and radiators. Two upvc double glazed windows to the front.

Bedroom 2

10'11" x 7'3" maximum (3.33 x 2.23 maximum)

Upvc double glazed window to the rear enjoying an aspect over the rear garden and sports fields beyond.

Bathroom

8'1" x 4'5" (2.48 x 1.36)

Fitted with a modern suite comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin, extractor fan and part tiled walls. Upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid principally to lawn.

Rear Garden

Attractive enclosed garden measuring approximately 70ft in length with good size patio area and lawn.

Garden shed.

Rear pedestrian access gate leads to the rear parking compound where the property benefits from having two allocated off street parking spaces.

Description

This attractive modern two bedroom house is situated in a highly sought after residential location being within a short walk of the town centre and sea front.

PROPERTY DESCRIPTION

The property is set in a prime plot with a good size garden to the rear measuring approximately 70ft in length and backs onto the sports playing fields enjoying a sunny aspect.

The property is offered in excellent order throughout making a full inspection essential.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens. Proceed along Priory Gardens towards the end of the road and 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, electric fire in the lounge
- 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

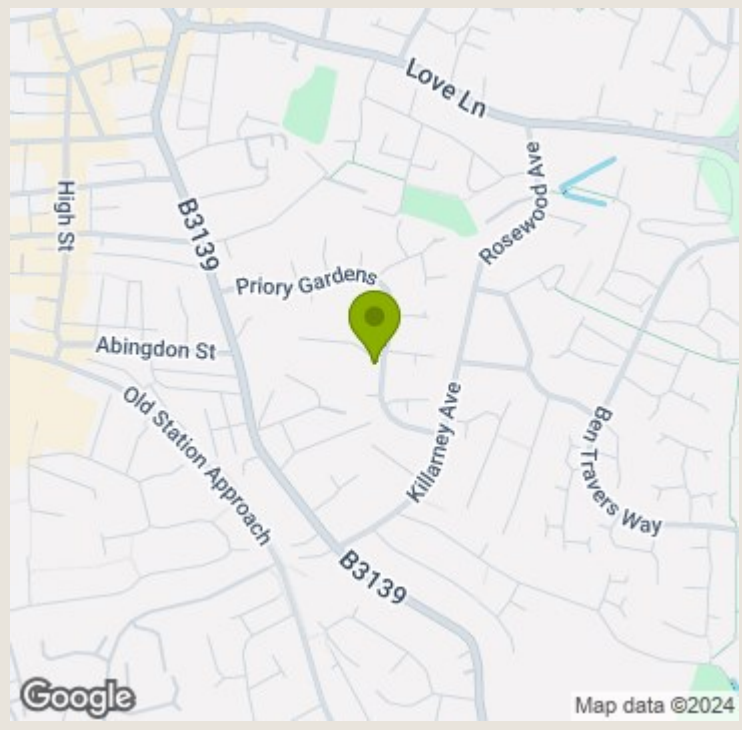
Flood Information:

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

