



35 Parnell Way

Burnham-On-Sea, TA8 2EG

Price £279,950



PROPERTY DESCRIPTION

An attractive well maintained three bedroom semi detached house situated in a highly sought after cul-de-sac location within a short walk of Burnham-on-Sea town centre and sea front.

Offered in good order throughout making an early application to view essential.

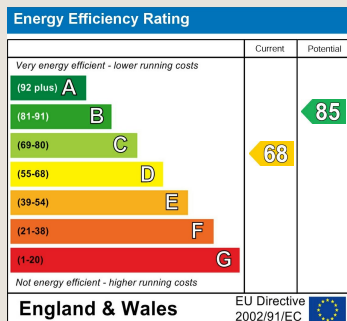
Entrance hall* lounge* dining room* kitchen* conservatory* three first floor bedrooms* shower room* separate wc* garage* parking and gardens

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite part obscure glazed door to the:

Entrance Hall

14'2" x 5'5" (4.33 x 1.66)

Stairs rising to the first floor. Understair recess.

Lounge

14'2" x 10'11" (4.32 x 3.34)

Upvc double glazed bow window to the front, feature fire surround with gas fire, multi pane door to the:

Dining Room

9'8" x 7'6" (2.95 x 2.29)

Upvc double glazed window to the rear.

Kitchen

9'9" x 8'7" (2.98 x 2.64)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, integrated washing machine, fridge/freezer and microwave, upvc double glazed window to the rear and upvc double glazed door to the:

Conservatory

9'8" x 8'7" (2.96 x 2.62)

Brick and upvc double glazed construction and upvc double glazed French door opening to the rear garden.

First Floor Landing

Access to roof space. Good size airing cupboard housing the gas boiler and hot water tank.

Bedroom 1

11'10" x 9'3" (3.61 x 2.84)

Wall length built in wardrobes with hanging and shelving space. Upvc double glazed window to the front.

Bedroom 2

9'10" x 8'3" (3.02 x 2.53)

Upvc double glazed window to the rear.

Bedroom 3

7'5" x 7'3" (2.27 x 2.22)

Upvc double glazed window to the front.

Shower Room

5'4" x 5'2" (1.64 x 1.58)

Low level access shower cubicle with rainhead and hand held shower, vanity wash hand basin with cupboards below, heated towel rail and upvc double glazed obscured window to the rear. Part tiled and part low maintenance walling.

Separate WC

Comprising close coupled w.c. and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Driveway to the left hand side of the property offers off street parking and access to the:

Garage

15'5" x 7'7" (4.72 x 2.33)

Up and over door, light and power. Upvc double glazed window to the rear and personal access door to the rear garden.

Side gate gives access to the:

Rear Garden

Enclosed rear garden with lawn area, block pavier patio area and borders containing shrubs and bushes.

Description

The property is situated in one of the most sought after areas of Burnham-on-Sea.

Parnell Way is located off Rectory Road within a short walk of the town centre and sea front.

This semi detached three bedroom house has been upgraded and improved over the years to offer well planned, well appointed living accommodation.

The property briefly comprises entrance hall, lounge, dining room, upgraded kitchen, conservatory, three first floor bedrooms, shower room and separate w.c.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road taking the second turning right into Rectory Road. Proceed down rectory Road turning right into Parnell Wat following the road around and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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.
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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

