



15 Finches Way

Burnham-On-Sea, TA8 2QQ

Price £310,000



PROPERTY DESCRIPTION

An attractive detached house situated in a sought after cul-de-sac location built as a four bedroom property currently as a three bedroom house with both well appointed bathroom and separate shower room.

Offered in good order throughout. Must be seen to be fully appreciated.

Entrance hall* living room* well appointed kitchen/dining room* rear hallway* utility room* first floor landing* three bedrooms* well appointed bathroom* well appointed shower room* upvc double glazed windows* gas central heating* garage* off street parking for two/three vehicles* enclosed mature sunny aspect 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 | | | 81 |
| (69-80) C | | 66 | |
| (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 Hall

Upvc double glazed window to the side and door to the:

Living Room

13'3" x 12'5" (4.05 x 3.79)

With upvc double glazed window to the front. Feature fire surround with electric fire.

Stairs rising to the first floor and wide opening to the:

Kitchen/Dining Room

17'1" x 10'2" (5.23 x 3.11)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated oven and microwave, gas hob and extractor hood over. Space for fridge/freezer, integrated dishwasher, two upvc double glazed windows to the rear and opening to the:

Rear Hallway

Access to the:

Utility Room

6'1" x 2'5" (1.87 x 0.74)

Tiled walls and floor, upvc double glazed window to the side, plumbing for automatic washing machine, worktop and space for tumble dryer over.

First Floor Landing

Access to roof space and upvc double glazed window to the side. Airing cupboard.

Bedroom 1

11'8" maximum x 11'10" (3.57 maximum x 3.63)

Upvc double glazed window to the front. Double built in mirror fronted wardrobes.

Bedroom 2

9'7" x 8'3" plus door recess (2.94 x 2.53 plus door recess)

Double mirror fronted wardrobes, upvc double glazed window to the rear.

Bedroom 3

9'8" x 6'9" (2.97 x 2.07)

Upvc double glazed window to the front.

Bathroom

6'7" x 6'0" (2.02 x 1.83)

Fitted with an attractive suite comprising claw foot bath with mixer tap and shower attachment. Pedestal wash hand basin, high level w.c., tiled floors and walls. Upvc double glazed window to the rear.

The room was formerly the fourth bedroom and could be converted back should it be required.

Shower Room

9'10" x 4'5" (3.02 x 1.35)

Large shower enclosure with overhead and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail, extractor fan and upvc double glazed obscured window to the side.

Outside

To the front of the property is a good size area of pavier offering off street parking for two to three vehicles.

Driveway leads to the:

PROPERTY DESCRIPTION

Garage

15'2" maximum x 7'6" (4.64 maximum x 2.30)

Part restricted head room. Up and over door, light and power.

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

Rear Garden

55 x 25 (16.76m x 7.62m)

Attractive patio area adjoining the rear of the property with a lawn area.

To the rear of the garden is an attractive pergola area.

Outside tap and outside light.

Description

The property is situated in a sought after location to the north of Burnham-on-Sea within a short walk of the developments well maintained recreation space.

This attractive detached house was built as a four bedroom property and has been adapted by the present vendors to now offer three bedrooms, beautifully appointed bathroom and a separate shower room. Should the fourth bedroom be required the rooms could be converted back to create the fourth bedroom.

The property is set in an attractive plot and enjoys a sunny aspect garden to the rear which enjoys a good degree of privacy with off street parking for two to three vehicles to the front and an integral garage.

The property benefits from gas central heating, upvc double glazed windows and is offered in good decorative order throughout making an early application to view essential.

Directions

Proceed north along the Berrow Road passing the indoor swimming pool on the left hand side. Proceed taking a right turn into Stoddens Road. Take the next left into Brambles Road turning next right into Finches Way. Proceed to the end of the road bearing left and the property will be found on the left 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

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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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