



20 Barrington Road

Burnham-On-Sea, TA8 2UA

Offers Over £280,000



# PROPERTY DESCRIPTION

An extended, upgraded and improved three bedroom detached house situated in a sought after cul-de-sac location close to local amenities.

Entrance hall\* cloakroom\* lounge/dining room with conservatory off\* upgraded kitchen\* utility room\* three bedrooms\* bathroom\* gas central heating\* upvc double glazed windows\* attractive enclosed garden to the rear\* garage and off street parking.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Low maintenance composite door to the:

### Entrance Hall

Door to lounge.

### Cloakroom

Comprising close coupled w.c. wash hand basin, upvc double glazed obscured window to the front.

### Lounge/Dining Room

12'9" extending to 17'2" x 15'7" (3.91 extending to 5.25 x 4.77)

Upvc double glazed bay window to the front, feature fireplace with gas fire, understair recess, stairs rising to the first floor and double doors opening to the:

### Dining Room

Door to the kitchen and double glazed doors opening to the:

### Conservatory

14'0" x 7'8" (4.27 x 2.34)

Upvc double glazed construction and upvc double glazed sliding door to the rear garden.

### Kitchen

10'4" x 6'7" (3.15 x 2.03)

Fitted with an attractive range of wall and floor units, single drainer sink unit, space for cooker, extractor hood, space for fridge/freezer, plumbing for automatic washing machine, wall mounted gas boiler supplying domestic hot water and radiators. Door to the:

### Utility Room

7'6" x 4'5" (2.3 x 1.35)

Fitted with base units with worktop over, single drainer sink unit, electric wall heater and integral door to the garage. Upvc double glazed window to the rear and upvc double glazed door opening to the rear garden.

### First Floor Landing

12'4" x 8'7" (3.78 x 2.64)

Upvc double glazed window to the front.

### Bedroom 1

10'7" x 8'7" (3.25 x 2.64)

Upvc double glazed window to the rear.

### Bedroom 2

12'4" x 8'7" (3.78 x 2.64)

Upvc double glazed window to the front.

### Bedroom 3

7'4" x 6'9" (2.24 x 2.06)

Upvc double glazed window to the front.

### Bathroom

6'9" x 5'2" (2.06 x 1.6)

Fitted with a white suite comprising panelled bath with shower over, vanity wash basin with cupboards below, close coupled w.c. Shaver point, extractor fan.

### Outside

To the front of the property is a front garden laid for ease of maintenance

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providing additional parking should it be required.

To the left hand side is a driveway offering off street parking and leads to the:

## Garage

With up and over door. Light and power.

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

## Rear Garden

Enclosed and enjoys a good degree of privacy with lawn area and borders containing mature shrubs and bushes.

Two timber sheds.

## Description

This attractive detached property is situated in a convenient location close to Burnham-on-Sea town centre and sea front with Tesco supermarket within a short walk as is the local medical centre.

This ever sought after style of property has been extended, upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance hall with cloakroom, lounge/dining room with good size conservatory off, well appointed kitchen and utility room. To the first floor there is a landing, three bedrooms and a bathroom.

The property benefits from gas central heating, upvc double glazed windows, garage, off street parking and attractive enclosed garden to the rear.

## Directions

From the roundabout at the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the third exit onto the continuation of Love Lane and take the first left into Hawley Way. Take the next right into Ramsay Way. Proceed down Ramsay Way taking a left hand turn into Barrington Road. Proceed down Barrington 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
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

