



8 Creswick Way

Burnham-On-Sea, TA8 2EH

Price £273,500



PROPERTY DESCRIPTION

An opportunity to purchase a generously proportioned, three bedroom, semi detached house, situated in a highly sought-after residential location to the north of Burnham on Sea town centre.

Open entrance porch* Entrance hall* Ground floor cloakroom* Kitchen* Spacious lounge/diner with door to rear garden* Separate dining room/study* Three bedrooms (two double and one single)* Wet room* Gas fired central heating with modern combination boiler* Double glazing* Ample parking* Garage – used for storage* Enclosed, lawned rear garden*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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)

Open fronted storm porch with water tap, double glazed door with obscure glazed panel to the:

Entrance Hall

Radiator, stairs to first floor.

Cloakroom

5'8" x 2'6" (1.75 x 0.78)

White suite comprising low level w.c. and wall mounted wash hand basin with tiled splashback. High level obscured double glazed window and radiator.

Kitchen

11'6" x 8'9" (3.52 x 2.67)

Fitted with a range of base cupboards and drawers with contrasting worktops over and matching wall mounted cupboards. Space for cooker and extractor fan over, space for dishwasher and washing machine, wall mounted Worcester gas fired combination boiler, inset single drainer sink unit, double glazed window overlooking the front, tiled splashbacks, space for fridge/freezer and double glazed door with obscure glazed panel to driveway. Serving hatch to the:

Lounge/Diner

17'9" x 15'7" maximum (5.43 x 4.75 maximum)

Large double glazed window with obscure glazed lower panel overlooking the rear garden and double glazed door to the rear garden. Radiator, understair storage cupboard, television point, door to the:

Office/Dining Room

9'10" x 8'0" (3.02 x 2.44)

With double glazed window overlooking the rear garden. Radiator, further double glazed window and double glazed half glazed door to the rear garden and door to the garage.

First Floor Landing

Radiator, access to roof space. Airing cupboard with slatted shelving and radiator.

Bedroom 1

12'7" x 9'8" (3.86 x 2.97)

With double glazed window to the front. Radiator and built in double wardrobe with hanging rail and shelf and mirror sliding doors.

Bedroom 2

12'0" x 8'9" (3.67 x 2.67)

Double glazed window to the rear garden. Radiator, built in double wardrobe with hanging rail and shelf and mirror fronted sliding doors.

Bedroom 3

8'9" x 6'7" (2.67 x 2.03)

With double glazed window to the rear garden and radiator.

Wet Room

8'5" x 5'6" (2.59 x 1.70)

High level double glazed obscured window, walk-in shower with glazed screen and wall mounted Mira shower. Tiled walls in the shower area. Low level w.c. pedestal wash hand basin and ladder style heated towel rail. Textured flooring and extractor fan.

Outside

The front of the property the garden area is laid to brick pavier providing parking.

Driveway to the side provides further parking and access to the:

Garage

16'8" maximum x 8'2" (5.10 maximum x 2.50)

Currently used for storage.

With metal up and over door. Light and power. Personal door to the study/dining room.

PROPERTY DESCRIPTION

Rear Garden

Laid to lawn with pathway leading to a timber garden shed. Shrub borders and patio area.

Outside water tap.

The garden is surrounded on three sides by timber fencing.

Description

This spacious, three bedroom semi detached, family home is situated just over a mile and a half north of the Burnham on Sea town centre and sea front.

The accommodation is arranged over two floors and briefly comprises: Open entrance porch, entrance hall with ground floor cloakroom off, kitchen with space under worktops for appliances, spacious lounge/diner with large window and door opening to the rear garden. Off the lounge/diner is another room which could be used a number of ways including as a dining room, study or even ground floor bedroom.

To the first floor there are three bedrooms, two of which are generous doubles and have built in double wardrobes and there is also a wet room.

The property is enhanced by gas fired central heating with a modern combination boiler and double glazing.

Externally, the property benefits from ample parking to the front and an enclosed, lawned rear garden. There is a garage with up and over door which is used for storage.

An early inspection to view is recommended.

Directions

From the Esso Garage at the top of Love Lane, proceed north onto the Berrow Road taking the second turning right into Rectory Road. Take the second turning right into Rectory Drive and continue round the left hand bend. Upon reaching the junction at the end of Rectory Drive, turn right then immediately left into Creswick Way where number 8 can 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

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

