



49 Worston Lane

Burnham-On-Sea, TA8 1LZ

Price £235,000





# PROPERTY DESCRIPTION

A generously proportioned, older style, three bedroom terrace house, requiring improvement and situated in a convenient location just over half a mile from the town centre of Burnham on Sea and sea front.

Entrance porch\* Entrance hall\* Lounge to the front\* Separate dining room\* Good-size kitchen\* Three bedrooms\* Bathroom\* Gas central heating\* Double glazing\* Off street parking for two vehicles\* Low maintenance rear garden\* Large timber shed\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panels to the:

### Entrance Porch

Meter cupboard and part glazed door to the:

### Entrance Hall

Radiator, stairs rising to the first floor.

### Lounge

12'5" maximum x 11'6" (3.79 maximum x 3.53)

Large double glazed window to the front, radiator.

### Dining Room

14'6" average x 10'11" (4.43 average x 3.34)

With radiator, double glazed window to the rear and large walk-in  
understair cupboard with further storage cupboard off with shelving.

Opening through to the:

### Kitchen

14'6" x 8'11" (4.42 x 2.74)

Fitted with a range of cream fronted base units and drawers with  
contrasting worktop over and matching wall mounted cupboards. Space  
under worktop for appliances. Gas fired boiler concealed in cupboard. One  
and a quarter owl stainless steel sink unit, double glazed window to the  
rear, space for range style cooker with tiled splashback, tiled floor, half  
glazed double glazed door to the rear garden.

## First Floor Landing

Sky light window.

### Bedroom 1

15'9" maximum x 11'8" (4.82 maximum x 3.56)

Two double glazed windows to the front. Radiator.

### Bedroom 2

11'3" plus recess x 8'11" (3.44 plus recess x 2.74)

Double glazed window to the rear and radiator.

### Bedroom 3

8'11" x 6'5" plus door recess (2.74 x 1.98 plus door recess)

Double glazed window to the rear. Radiator.

### Bathroom

7'8" x 5'10" (2.35 x 1.78)

Comprising panelled bath, pedestal wash hand basin, low level w.c. Tiled  
splashbacks, radiator and obscured double glazed window.

### Outside

The front of the property has been laid to brick pavier providing parking for  
two vehicles.

### Rear Garden

Divided into two areas with a concrete patio area with outside tap.

Low level wall with trellis and central gate gives access to the good sized  
area of artificial grass and surrounded by timber fencing.

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## Timber Outbuilding

15'8" x 11'9" (4.8 x 3.6)

This building could be used for a variety of purposes and is currently used as storage but could be used as a summerhouse if desired.

Pathway to the side of the building giving access to the rear gate leading to Ashcott Drive.

## Description

This older style, three bedroom terrace house is situated just over half a mile from Burnham on Sea High Street which offers a range of shops, cafes and professional offices with the Esplanade and beach beyond.

The property is in need of improvement but offers generously proportioned rooms to both the ground and first floor. Externally there is off street parking for two vehicles to the front and an enclosed, low maintenance garden to the rear which is divided into two areas, one area of concrete hardstanding with a gate to a further area laid to artificial grass. There is a useful, large timber shed which could be used for storage or perhaps (with alteration) a summerhouse.

## Directions

From the Esso garage at the top of Love Lane, turn left onto Oxford Street which becomes Highbridge Road. Proceed past the Catholic Church on the right hand side and turn left into Killarney Avenue. Take the first turning right into Worston Lane where the property can be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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)

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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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