



32 Brambles Road

Burnham-On-Sea, TA8 2PY

Asking Price £345,000



PROPERTY DESCRIPTION

Upgraded and improved three bedroom, two reception, semi detached house situated in one of the most sought after residential locations in Burnham-on-Sea. Must be seen to be fully appreciated.

Entrance porch* entrance hall* cloakroom* lounge* dining room* kitchen* conservatory/utility* first floor landing* three bedrooms* family bathroom* upvc double glazed windows* gas central heating* off street parking for numerous vehicles* good size enclosed garden to the rear* sought after location.

Local Authority

Somerset Cuncil Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		54	
(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 obscured door to the:

Entrance Porch

4'11" x 2'11" (1.50 x 0.90)

Further part glazed door to the:

Imposing Entrance Hall

With stairs rising to the first floor.

Cloakroom

Close coupled w.c., wash hand basin, gas boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the side and tiled floor.

Lounge

12'1" x 10'2" extending to 12'5" (3.70 x 3.10 extending to 3.79)

Into the upvc double glazed bay window to the front. Chimney breast with recess for electric fire with mantel over. Television point.

Dining Room

11'7" extending to 13'9" x 10'2" (3.54 extending to 4.21 x 3.10)

Upvc double glazed bay window to the rear.

Kitchen

8'10" x 8'8" (2.70 x 2.65)

Fitted with an attractive range of wall and floor units with wood block worktops and one and a half bowl drainer sink unit, electric cooker point,

extractor fan over, plumbing for dishwasher, upvc double glazed window to the rear and upvc double glazed door opening to the:

Conservatory/Utility Room

9'0" x 7'6" (2.76 x 2.29)

Block and upvc double glazed construction. Worktop with plumbing for automatic washing machine and space for tumble dryer under. Two upvc double glazed French doors opening to the rear garden.

First Floor Landing

Large upvc double glazed window to the side.

Bedroom 1

12'2" x 10'2" extending to 12'5" (3.72 x 3.10 extending to 3.80)

Upvc double glazed bay window to the front.

Bedroom 2

13'8" narrowing to 12'7" x 8'1" (4.18 narrowing to 3.85 x 2.47)

Upvc double glazed bay window to the rear. Fitted wardrobe.

Bedroom 3

9'10" x 6'3" (3.02 x 1.93)

Upvc double glazed window to the front.

Family Bathroom

8'7" x 3'11" (2.64 x 1.21)

Comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, heated towel rail, access to roof space and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is an area of decorative stone offering off street parking for numerous vehicles.

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

Rear Garden

Enclosed and measures approximately 60ft in length with patio area, lawn area and borders containing numerous shrubs and bushes.

Garden shed.

Description

This older style, ever sought after design of semi detached house offers well planned, well appointed living accommodation that briefly comprises entrance porch, imposing entrance hall, cloakroom, lounge with separate dining room, well appointed kitchen with conservatory/utility room off. To the first floor there is a landing, three bedrooms and family bathroom.

The property benefits from upvc double glazed windows, gas central heating, off street parking to the front of the property for numerous vehicles and attractive enclosed garden to the rear.

The property is offered in good order throughout and an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along Berrow Road. Take a right turn into Shelley Drive. Proceed down Shelley Drive turning next right into Brambles Road. Proceed down Brambles Road and the property will 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

checker.ofcom.org.uk/en-gb/broadband-coverage

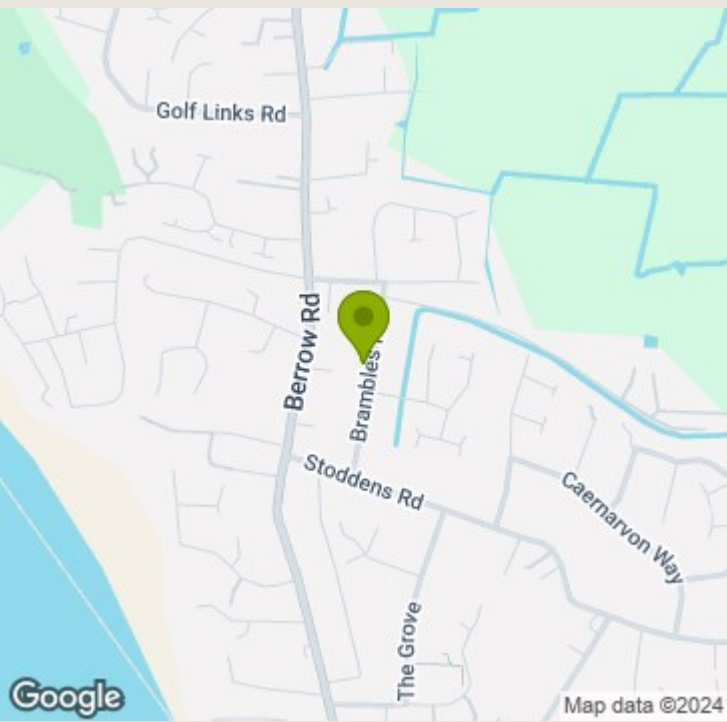
Flood Information:

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.
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

