



49 Finches Way

Burnham-On-Sea, TA8 2QQ

Price £365,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive four bedroom detached house situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea offered in good condition.

Entrance hall* cloakroom* lounge* dining room* conservatory* upgraded kitchen/breakfast room* first floor landing* four bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking for two/three vehicles* attractive enclosed garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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 obscured door to the:

Entrance Hall

Stairs rising to the first floor, understair recess.

Cloakroom

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

Lounge

17'7" x 11'8" (5.38 x 3.57)

Upvc double glazed bay window to the front, feature fire surround with gas fire, television point and multi pane door to the:

Dining Room

10'0" x 10'0" (3.06 x 3.05)

Door to the kitchen/breakfast room and double glazed door to the:

Conservatory

11'6" x 9'4" (3.53 x 2.86)

Of upvc double glazed construction with upvc double glazed door to outside.

Kitchen/Breakfast Room

14'1" x 9'6" (4.30 x 2.92)

Fitted with a range of wall and floor units to incorporate one and half bowl drainer sink unit, eye level double oven, gas hob and extractor fan. Space for fridge and freezer. Upvc double glazed window to the rear and door to the utility area.

First Floor Landing

Airing cupboard and access to roof space.

Master Bedroom

11'8" x 10'3" (3.56 x 3.13)

Built in double mirror fronted wardrobe, upvc double glazed window to the rear and door to the:

En Suite Shower Room

6'7" x 4'8" (2.03 x 1.44)

Comprising shower enclosure, close coupled w.c. with concealed cistern, wash hand basin with cupboards below, tiled walls and floor, upvc double glazed obscured window to the side.

Bedroom 2

11'3" x 8'5" (3.43 x 2.59)

Plus door recess. Built in double mirror fronted wardrobes, upvc double glazed window to the front.

Bedroom 3

10'3" x 7'4" (3.13 x 2.26)

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

Bedroom 4

8'8" x 8'5" (2.66 x 2.59)

Upvc double glazed window to the front with views towards the inland lighthouse.

Bathroom

6'3" x 5'8" (1.93 x 1.74)

Comprising panelled bath with shower over and screen. Pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side.

Outside

To the front of the property is an open plan garden area laid to lawn with driveway offering off street parking for two to three vehicles which in turn leads to the:

PROPERTY DESCRIPTION

Garage

15'9" x 7'10" (4.81 x 2.41)

Remote control roller door.

To the rear of the garage a utility area has been created from what was additional garage area.

Utility Area (former garage area)

14'6" x 7'10" (4.43 x 2.41)

With extensive range of wall and floor units with drainer sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted Worcester gas fired boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and upvc double glazed door to outside.

To the right hand side of the property is a gateway leading to the:

Rear Garden

Enclosed and enjoying a good degree of privacy with patio area.

Description

This attractive detached property is situated in a sought after cul-de-sac location to the north of Burnham-on-Sea.

The property is set in an attractive plot and briefly comprises entrance hall with cloakroom, lounge, dining room, conservatory, upgraded kitchen/breakfast room, first floor landing, four bedrooms with the master having an en suite shower room and family bathroom.

The property benefits from having a driveway with off street parking for two to three vehicles, double length tandem garage with the rear of the garage having been utilised

as a utility area. There is an attractive enclosed garden to the rear enjoying a good degree of privacy.

An early application to view is strongly recommended by the vendors selling agents.

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 and right into Finches Way. Proceed down Finches Way and the property will be found at the end of the cul-de-sac directly in front of you.

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

