



40 Rectory Drive

Burnham-On-Sea, TA8 2DU

Price £300,000



PROPERTY DESCRIPTION

An attractive semi detached house offering up to five bedrooms (two ground floor) which has been in the same ownership for over 40 years.

Entrance porch* entrance hall* cloakroom* lounge* dining room/bedroom* bedroom/study* kitchen* first floor landing* three first floor bedrooms* shower room* double glazed windows* gas central heating* garage/workshop* attractive enclosed sunny aspect garden to the rear enjoying a high degree of privacy.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

9'11" x 2'8" (3.04 x 0.83)

Of upvc double glazed construction, tiled floor and door to the garage/workshop. Further upvc double glazed door to the:

Entrance Hall

Cloaks cupboard and stairs rising to the first floor.

Cloakroom

Double glazed obscured window to the side, low level w.c. wash hand basin, storage cupboard.

Lounge

15'7" x 11'8" (4.75 x 3.56)

Feature fire surround, television point and upvc double glazed window to the front.

Dining Room/Bedroom

10'7" x 9'8" (3.24 x 2.96)

Understair storage cupboard and upvc double glazed patio doors to the garden.

Ground Floor Bedroom/Study

9'2" x 6'6" (2.80 x 2.00)

Built in wardrobe and upvc double glazed window to the rear.

Kitchen

10'2" x 8'1" (3.12 x 2.48)

Fitted with a range of floor units to incorporate single sink drainer unit, plumbing for washing machine, gas cooker point, space for fridge/freezer, dual aspect upvc double glazed windows to the front and side.

First Floor Landing

Access to part boarded roof space via ladder. Airing cupboard.

Bedroom 1

19'11" x 9'8" maximum (6.08 x 2.97 maximum)

Two upvc double glazed windows to the rear.

Bedroom 2

11'8" x 10'7" (3.56 x 3.25)

Two upvc double glazed windows to the front.

Bedroom 3

10'7" maximum x 6'6" maximum (3.25 maximum x 2.00 maximum)

Dual aspect upvc double glazed windows to the front and side.

Shower Room

6'7" x 5'1" (2.02 x 1.57)

Comprising large shower enclosure with seat and close coupled w.c.

Pedestal wash hand basin, tiled walls and upvc double glazed obscured window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden laid to lawn.

To the right hand side of the property is a block pavier driveway offering off street parking leading to the:

Garage/Workshop

16'7" x 10'6" (5.07 x 3.22)

With remote control door, power and light. Window to the rear and door to the rear garden.

Rear Garden

147'7" x 114'9" (45 x 35)

Good sized patio area, lawn, raised borders containing shrubs and bushes. Summerhouse, greenhouse, outside tap and outside light.

The garden enjoys a sunny aspect and enjoys a good degree of privacy making it a particular feature of this attractive family home.

Description

Attractive semi detached chalet style house offers highly flexible accommodation that has been in the same family ownership for over 40 years offers.

Directions

From the town centre proceed along the Berrow Road taking a right turn into Rectory Road. Proceed down Rectory Road taking the second right

into Rectory Drive. Proceed down Rectory Drive where 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

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

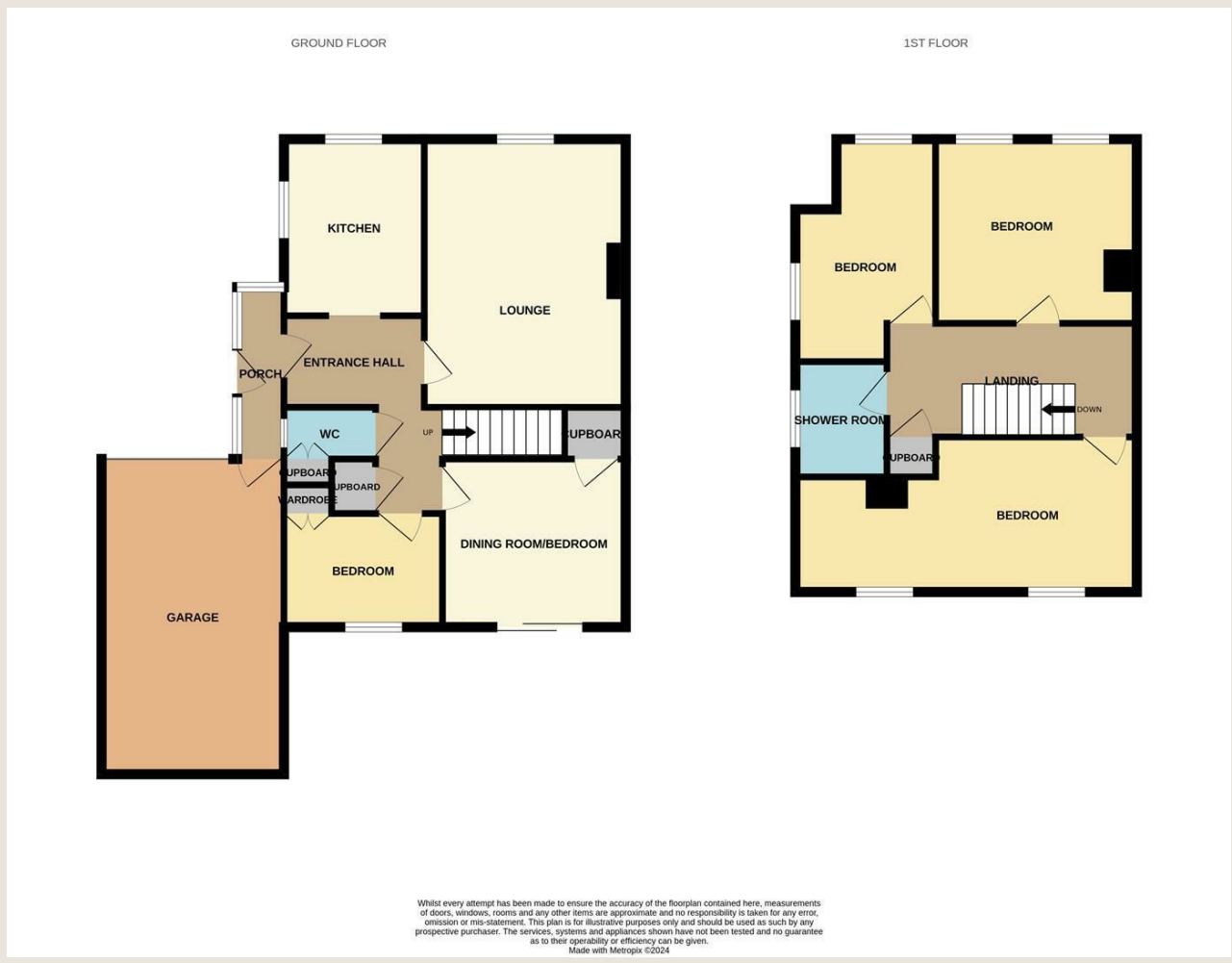
Flood Information:

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

