



14 Caernarvon Way  
Burnham-On-Sea, TA8 2DQ  
Price £325,000



# PROPERTY DESCRIPTION

An extended four bedroom semi detached house, situated in a highly sought after residential location to the North of Burnham-On-Sea

Entrance hall\*cloakroom\*loung\*extended kitchen dining/family room\*office/store and utility room\*four first floor bedrooms\*shower room\*gas central heating\*Upvc double glazed windows\*off street parking\*sunny aspect garden to rear enjoying a good degree of privacy.

## Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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)

Upvc double glazed door to office/store, entrance hall with stairs rising to first floor, under stairs storage cupboard, tiled floor.

## Cloakroom

Close coupled w.c, vanity wash hand basin with cupboard below, tiled floor, heated towel rail, Upvc double glazed window to rear.

## Lounge

19'3" x 11'6" (5.89 x 3.51)

Dual aspect Upvc double glazed windows to front and side, tv points.

## Open Plan Kitchen/Dining/Family Room

### Kitchen/Dining Area

19'1" x 10'2" (5.82 x 3.1)

Fitted with a range of wall and floor units to incorporate integrated double oven with gas hob, one and a half bowl drainer sink unit, tiled floor, space for fridge/freezer, wide opening to:

### Family Room Area

18'8" x 10'0" (5.69 x 3.05)

Two Upvc double glazed windows to rear, Upvc double glazed sliding patio doors to rear, access from the entrance hall is integral door leading to:

### Office/Store

10'2" x 8'5" (3.1 x 2.59)

Double glazed sliding patio doors to front, intercommunicating door to:

## Utility Room

8'5" x 6'0" (2.59 x 1.85)

Double Glazed window to rear, access to roof space, wooden to giving access to rear garden.

## First Floor Landing

Storage cupboard, access to roof space, gas boiler supplying domestic hot water and radiators.

## Bedroom

11'10" x 10'2" (3.61 x 3.12 )

Range of built in wardrobes, Upvc double glazed window.

## Bedroom

11'6" x 8'5" (3.51 x 2.57)

Upvc double glazed window.

## Bedroom

9'1" x 8'2" (2.79 x 2.51)

Upvc double glazed window.

## Bedroom

9'8" x 8'2" maximum (2.95 x 2.51 maximum)

Upvc double glazed window.

## Shower Room

Comprising of: Good size shower cubicle with shower, vanity wash hand basin, close coupled w.c, tiling to walls and floor, heated towel rail, Upvc double glazed obscured window.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is a open plan garden laid to lawn, to the right side of the property is a long driveway offering off street parking.

To the rear of the property is an enclosed garden area, laid for ease of maintenance with bushes and shrubs, set within the garden is a large summerhouse/workshop offering potential use of a home office should it be required. The garden enjoys a good degree of privacy and a sunny aspect and is a particular feature of this upper portion family home.

## Description

This attractive semi detached house has been extended to offer well planned flexible living accommodation and briefly comprises of: Entrance hall with cloakroom, lounge, extended open plan kitchen/dining/sitting room, office/workshop with utility room off, to the first floor there is a landing, four bedrooms and shower room. The property benefits from having gas central heating, Upvc double glazed windows, off street parking for two/three vehicles, to the rear of the property is an enclosed garden enjoying a sunny aspect, early application to view this deceptively sized property 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 in a northerly direction along the Berrow Road, taking the second turning right into Rectory Road, proceed to the end of Rectory Road and at the T-junction at Stoddens Road turn right and then immediately left into Caernarvon Way, follow the road around to the left, where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Drainage.
- 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)

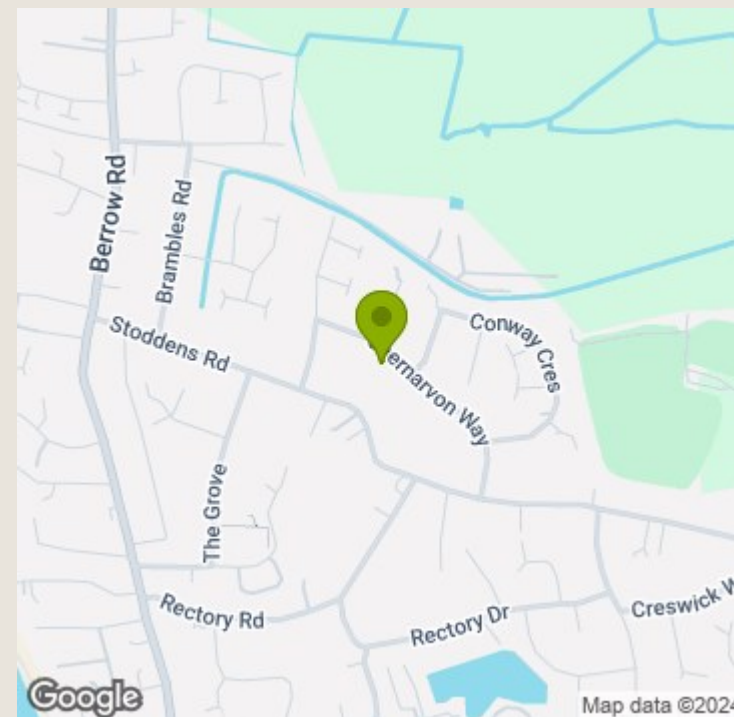
Flood Information:

[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)

### 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

