



103 Love Lane

Burnham-On-Sea, TA8 1EZ

Price £375,000



PROPERTY DESCRIPTION

A greatly extended and upgraded semi detached chalet style house offering versatile accommodation with two ground floor bedrooms/study/playroom to the ground floor with a ground floor bathroom and four first floor bedrooms and shower room. There is an open plan lounge/sitting room/Dining room "L" shaped kitchen/utility room. With an enclosed rear garden, garage/workshop as well as ample parking for numerous vehicles an early inspection is strongly recommended by the vendors selling agents.

Entrance hall* lounge/Sitting room* kitchen/utility room* ground floor bedroom* ground floor bathroom* study/bedroom* four first floor bedrooms* shower room* garage/workshop*good size sunny aspect garden to rear and ample parking to the front. Must be seen.

Local Authority

Sedgemoor Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 entrance door with ornate glazed panel and side panel to the:

Entrance Hall

Stairs to the first floor.

Study/Bedroom

8'5" x 7'6" (2.57 x 2.31)

Double glazed window overlooking the front.

Playroom/Bedroom

10'9" x 9'10" (3.28 x 3.00)

Double glazed window to the front. Under stair storage cupboard.

Ground Floor Bathroom

White suite with panelled bath with shower over and glazed screen. Vanity wash hand basin set into worktop with cupboards below and close coupled w.c. with concealed cistern. Ladder style heated towel rail, obscured double glazed window to side, tiled walls.

Lounge/Sitting/Dining Room

19'7" x 16'4" maximum (5.97 x 5.00 maximum)

Good size open plan space, television point, hard flooring, wide opening through to the:

Dining Area

13'10" x 9'10" (4.22 x 3.00)

Double glazed French doors and side panels to the rear garden.

L-Shaped Kitchen/Utility Room

18'4" x 13'8" (18'4" x 13'9") maximum (5.59 x 4.19 (5.6 x 4.2) maximum)

Fitted with a range of white units comprising base cupboards and drawers with contrasting worktops over, range of matching wall mounted cupboards, space and plumbing for dishwasher, built in four ring gas hob with built in oven under and

extractor hood over, space for fridge/freezer, tiled splashbacks, double glazed window overlooking the rear garden and one and a quarter bowl sink unit. In the utility area is a tall larder cupboard, worktop with space under for washing machine and tumble dryer, obscure double glazed window and double glazed door to the rear garden. Personal door to the garage/workshop.

First Floor Landing

Two wall light points

Master Bedroom

13'5" x 8'7" (4.09 x 2.64)

With double glazed window overlooking the rear garden. Built in storage cupboard with shelving, alcove recess with shelving.

Bedroom

9'10" x 9'8" (3.00 x 2.97)

Double glazed window overlooking the front.

Bedroom

9'4" x 7'10" (2.87 x 2.39)

Double glazed window overlooking the rear garden.

Bedroom

8'2" x 6'7" (2.49 x 2.01)

Double glazed window overlooking the front.

Shower Room

6'2" x 5'8" (1.88 x 1.75)

With a modern suite comprising corner shower cubicle with wall mounted shower, Vanity wash hand basin with cupboards below, close coupled w.c., ladder style heated towel rail, obscure double glazed window and tiled walls, extractor fan.

PROPERTY DESCRIPTION

Outside

The front of the property is accessed via a timber five bar gate and gives access to a gravelled area providing ample parking for numerous vehicles. There are three areas of lawn and flower bed. The front garden is surrounded by hedging and timber fencing. Outside power point.

Side gate gives access to the:

Rear Garden

The rear garden approximately 90ft in length is a particular feature of the property being enclosed with a good size area of lawn with apple tree, decking and patio area. Raised vegetable plot, greenhouse and space for a shed.

Garage/Workshop

5.54 x 4.04 (5.53 x 4.03)

With metal up and over door, light and power. Fitted workbench and mezzanine roof storage.

Description

The property is situated on the outskirts of Burnham-on-Sea town centre yet within walking distance of the High Street and sea front.

This semi detached chalet style property has been greatly extended over the years to offer well planned, highly flexible accommodation suitable for numerous alternative uses with good sized enclosed garden to the rear together with garage/workshop, parking for numerous vehicles to the front. Opportunities of this type rarely become available and an early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 motorway interchange at junction 22 proceed along The Queens Drive

towards Burnham-on-Sea. At the roundabout beside Tesco proceed straight across onto Love Lane. Continue along Love Lane 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

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

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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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