



10 Westfield Close

Burnham-On-Sea, TA8 2DL

Price £269,950





# PROPERTY DESCRIPTION

Situated in a highly sought-after residential location, close to the town centre and sea front, this is an opportunity to purchase a two bedroom, semi detached bungalow with scope for improvement.

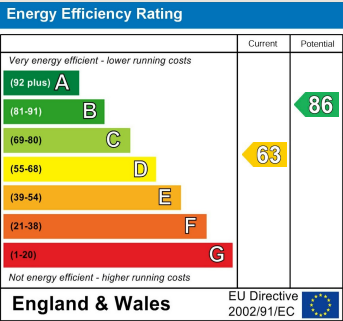
Dining area\* Kitchen\* Lounge with picture window overlooking the front garden\* Two bedrooms\* Shower room\* Gas fired central heating\* Double glazing\* Driveway and garage\* Gravelled, mature rear garden.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Entrance storm canopy with entrance door with two obscured glazed panels to the:

### Dining Area

15'1" maximum x 10'5" average (4.60 maximum x 3.19 average)

Radiator, double glazed windows and double glazed French doors to the rear garden. Door with glazed panel to the:

### Kitchen

12'9" x 7'2" (3.91 x 2.20)

Fitted with a range of base units and drawers with contrasting worktops and matching wall mounted cupboards. Built in double oven and electric four ring hob over with extractor fan. One and a quarter bowl stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window overlooking the dining area and double glazed window overlooking the front garden. Radiator and glazed door to the:

### Inner Hall

Built in storage cupboard and access to the roof space. Glazed door to the:

### Lounge

12'9" x 9'6" (3.91 x 2.90)

With large double glazed window overlooking the front garden. Fireplace and hearth. Radiator.

## Bedroom 1

13'1" x 9'8" (4.01 x 2.96)

With radiator and double glazed window overlooking the rear garden. Built in wardrobe and built in airing cupboard with radiator and slatted shelving.

## Bedroom 2

10'4" x 7'6" (3.16 x 2.31)

Radiator, double glazed window overlooking the rear garden and double glazed door to the rear garden. Built in wardrobe and fitted storage cupboard with shelving.

## Shower Room

6'5" x 5'1" (1.98 x 1.56)

Corner shower cubicle with glazed screen and wall mounted shower, pedestal wash hand basin and low level w.c. Radiator, tiled splashbacks, obscured double glazed window.

## Outside

To the front of the property there is an area of lawn and flower border.

Driveway provides parking and access to the:

## Garage

16'11" x 8'5" (5.17 x 2.58)

With electric roller door, light and power. Rear personal door to the rear garden.

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## Rear Garden

Laid to gravel for ease of maintenance. Surrounded by shrub and tree borders. Pear tree and timber fencing.

There is a patio area and timber garden shed.

The garden enjoys a good degree of privacy. Outside tap.

## Directions

From the Esso Garage at the top of love lane, proceed north onto the Berrow Road passing the Burnham Swim and Sports Academy on the left hand side. Take the first right into Westfield Road and continue along this road into bearing left into Westfield Drive. Take the first turning right into Westfield Close where the bungalow can be found at the head of the cul de sac in the right hand corner.

## Description

This attractive, two bedroom, semi detached bungalow is situated at the head of a cul de sac in the popular 'Westfield' area of Burnham on Sea and within walking distance of Burnham on Sea town centre facilities and sea front.

The property offers well-planned accommodation which briefly comprises; Dining area with doors to rear garden, kitchen, lounge, two bedrooms (the second of which has a door to the rear garden) and shower room.

The bungalow is enhanced by gas fired central heating and double glazing.

Externally, a driveway provides parking and gives access to the single garage with electric roller door. The rear garden is laid to gravel surrounded by mature borders and enjoys a good degree of privacy.

An early inspection to view is thoroughly recommended.

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)















## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.
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