



9 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £289,950



PROPERTY DESCRIPTION

An attractive two bedroom detached bungalow situated in a highly sought after location to the north of Burnham-on-Sea close to local amenities.

Entrance hall* lounge with good size conservatory/dining room off* kitchen* two bedrooms* shower room* upvc double glazed windows* gas central heating* garage* off street parking for two/three vehicles* attractive enclosed landscaped low maintenance rear garden enjoying a good degree of privacy and a sunny aspect.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 obscured door to the:

Entrance Hall

Access to roof space. Storage cupboard.

Lounge

18'2" x 10'7" (5.54 x 3.25)

Television point, light tunnel, upvc double glazed patio doors to the:

Conservatory/Dining Room

19'5" x 12'9" maximum (5.93 x 3.91 maximum)

Upvc double glazed and brick construction with upvc double glazed door to the rear garden. Integral door to the garage. Tiled floor.

Kitchen

8'8" x 8'8" (2.65 x 2.65)

Fitted with a range of wall and floor units to incorporate integrated double oven, electric hob, recessed sink, space for fridge/freezer, plumbing for dishwasher, upvc double glazed window to the rear and part glazed door to the conservatory/dining room.

Bedroom 1

11'10" x 10'1" (3.62 x 3.09)

Built in double wardrobe and upvc double glazed bow window to the front.

Bedroom 2

8'11" x 7'3" (2.73 x 2.21)

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

Shower Room

6'6" x 5'2" (2.00 x 1.60)

Large shower enclosure with rainhead and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, cupboard housing the Worcester gas boiler supplying domestic hot water and radiators. Tiled walls, electric light/shaver point, upvc double glazed obscured window to the side.

Outside

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

To the left hand side of the property is a good size driveway offering off street parking for two/three vehicles leading to wrought iron gates opening to a further area of driveway which in turn leads to the:

Garage

15'7" x 7'6" (4.77 x 2.30)

With remote control roller door. Fitted with a range of wall and floor units and plumbing for automatic washing machine. Light and power.

Upvc double glazed window to the rear.

Rear Garden

Attractive enclosed landscaped garden laid for ease of maintenance with good size patio area, area laid to artificial lawn, borders containing numerous mature shrubs and trees.

PROPERTY DESCRIPTION

The rear garden enjoys a good degree of privacy with a sunny aspect and is a particular feature of this property making a full inspection essential.

Description

This attractive detached bungalow is situated in a highly sought after residential location to the north of Burnham-on-Sea.

The property briefly comprises entrance hall, good size lounge with large dining room/conservatory off, well appointed kitchen, two bedrooms and shower room.

The property benefits from gas central heating, upvc double glazed windows and is set in an attractive plot with landscaped low maintenance garden to the rear.

An early application to view 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 along Berrow Road in a northerly direction passing the inland lighthouse on the left hand side. Take a right turn into Shelley Drive and left into Coleridge Gardens. Proceed down Coleridge Gardens 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
- 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

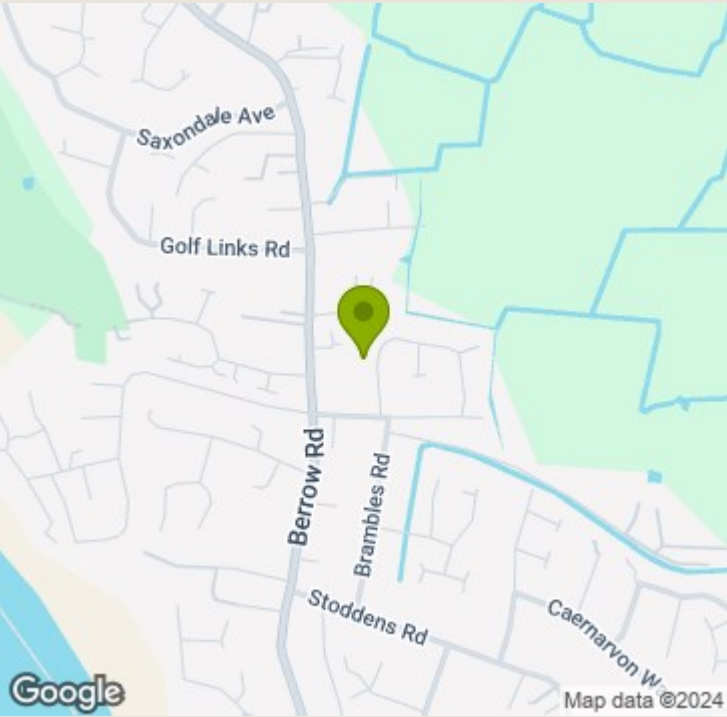
Flood Information:

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

