



26 Ashcott Drive

Burnham-On-Sea, TA8 1HS

Price £245,000



PROPERTY DESCRIPTION

A semi detached, two bedroom bungalow, in need of modernisation and situated in a popular residential location, close to Burnham on Sea town centre facilities and sea front

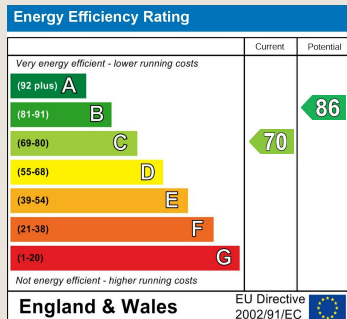
Entrance porch* Entrance hall* Lounge with window overlooking the front garden*
Two double bedrooms* Wet room* Good size kitchen/diner* Side porch area* Gas central heating* Double glazing* Driveway providing parking* Single garage* Gardens to front and rear*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door and side panel to the:

Entrance Porch

Door with two glazed panels to the:

Entrance Hall

Radiator, built in airing cupboard with hot water tank, double doors with obscure glazed panels to the:

Lounge

16'5" x 11'4" maximum (5.01 x 3.47 maximum)

Radiator, fireplace with tiled heart and wooden mantle, double glazed window overlooking the front garden.

Kitchen/Diner

16'11" x 10'2" (5.16 x 3.10)

With a range of base cupboards and drawers with worktops over, tall larder cupboard, wall mounted cupboards, space for fridge/freezer, single drainer stainless steel sink unit, space for washing machine, electric hob, wall mounted gas fired boiler, double glazed window overlooking the rear garden, space for dining table and chairs, radiators. Half glazed sliding door to side porch.

Side Porch/Conservatory

Wrapping around the rear and side of the property with double glazed door to the garden. Half glazed door to the side covered area providing storage with gate to the front driveway and personal door to the garage.

Bedroom 1

10'2" x 10'1" (3.10 x 3.08)

With double glazed window overlooking the front garden and radiator.

Bedroom 2

10'3" x 9'0" (3.13 x 2.75)

Radiator, double glazed sliding door to the rear garden.

Shower Room

6'5" x 5'2" (1.97 x 1.6)

Shower area with side shower screen and wall mounted shower, fitted cupboard, pedestal wash hand basin and low level w.c. Radiator, tiled splashbacks and obscure glazed window.

Outside

The property sits in a good sized plot with the front garden being laid to lawn with hedging and fenced boundary.

Double gates give access to the driveway providing parking and access to the:

Garage

14'0" x 9'2" (4.28 x 2.81)

With metal up and over door.

Rear Garden

Laid to lawn with timber fencing. Timber garden shed. Greenhouse and patio area.

PROPERTY DESCRIPTION

Description

This two bedroom semi detached bungalow offers purchasers the opportunity to modernise a property to their own taste and is situated approximately half a mile from the town centre of Burnham on Sea with it's range of shops, offices, restaurants and cafes with sea front beyond. Tesco supermarket is within walking distance and the Burnham and Berrow Medical Centre is situated nearby.

The accommodation briefly comprises: entrance porch, lounge, kitchen diner, two double bedrooms, wet room, side porch area, single garage, driveway parking and enclosed gardens to the rear.

The accommodation has the benefit of gas fired central heating and double glazing.

Directions

From the Esso garage at the top of Love Lane, proceed out of town along Love Lane and take the third turning right into Rosewood Avenue. Proceed along Rosewood Avenue taking the third left into Rosewood Drive. Take the first right into Ashcott Drive where the property can 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

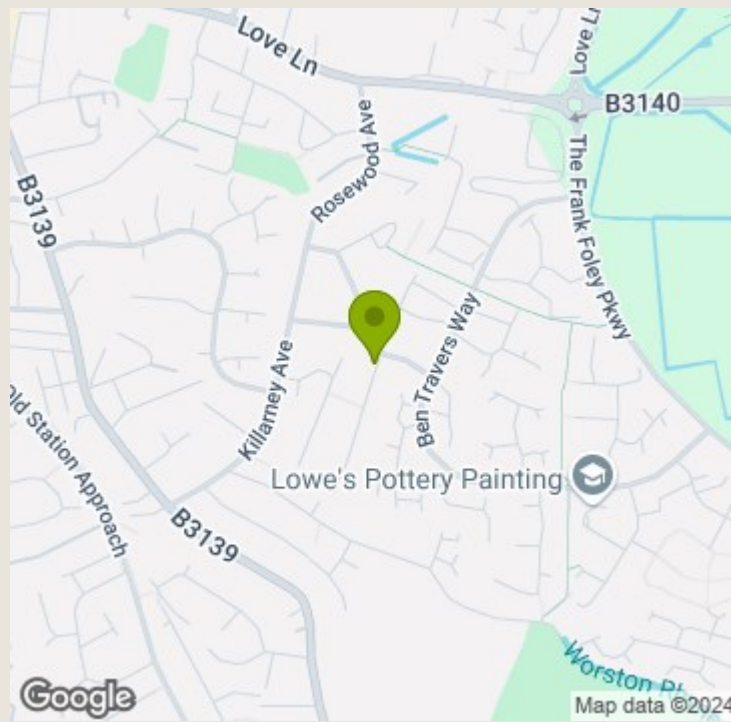
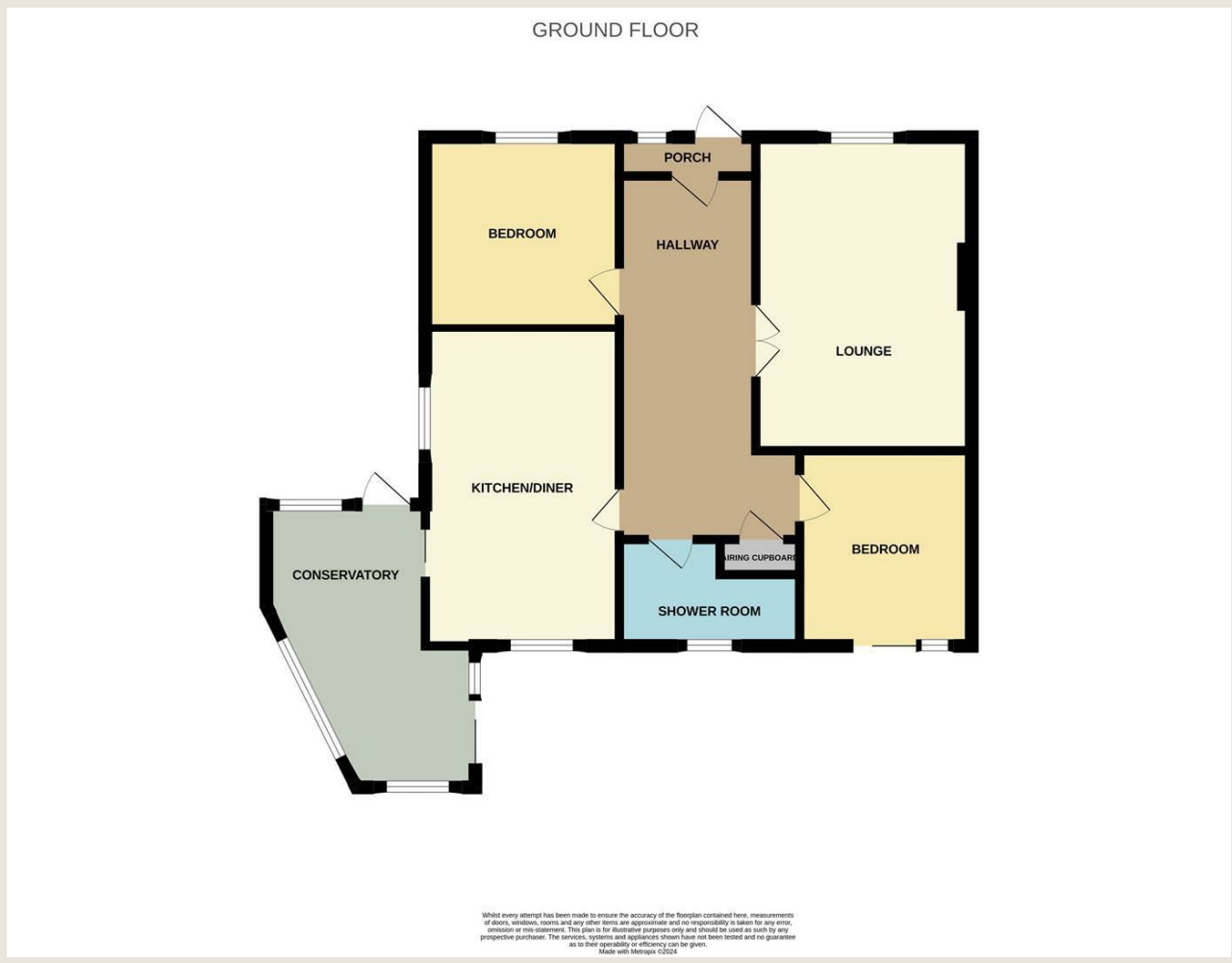
Flood Information:

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.
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

