



5 Westmere Crescent

Burnham-On-Sea, TA8 2EA

Price £339,995



PROPERTY DESCRIPTION

An attractive three bedroom detached house situated in a highly sought after residential location to the north of Burnham-on-Sea overlooking Hunts Pond to the front.

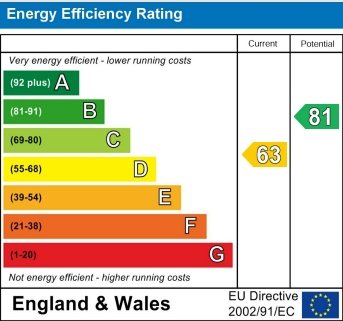
Entrance hall* cloakroom* lounge* dining room* conservatory* kitchen* first floor landing* three bedrooms* bathroom* upvc double glazed windows* gas central heating* garage* parking* attractive enclosed garden to the rear and aspect over Hunts Pond to the front.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor, understair storage cupboard and upvc double glazed window to the side. Laminate flooring.

Cloakroom

Close coupled w.c. vanity wash hand basin with cupboards below and upvc double glazed window to the side.

Lounge

13'8" x 12'4" (4.19 x 3.76)

Upvc double glazed window to the front and chimney breast with recess and space for electric fire. Laminate flooring, television point and opening to the:

Dining Room

10'4" x 9'8" (3.15 x 2.97)

Laminate flooring and door to the kitchen. Wooden glazed French doors opening to the:

Conservatory

11'1" x 10'5" (3.40 x 3.18)

Of brick and upvc double glazed construction. Two double glazed doors opening to the rear garden.

Kitchen

10'0" x 8'11" (3.05 x 2.74)

Fitted with a range of wall and floor units to incorporate double oven with

microwave over, gas hob with extractor hood over, recessed circular sink and plumbing for automatic washing machine. Space for fridge/freezer.

First Floor Landing

Upvc double glazed window to the side. Airing cupboard and access to the roof space.

Bedroom 1

13'8" x 12'4" (4.19 x 3.76)

Upvc double glazed window to the front with aspect over Hunts Pond.

Bedroom 2

12'3" x 10'2" maximum (3.75 x 3.12 maximum)

Upvc double glazed window to the rear.

Bedroom 3

8'3" x 9'8" (2.54 x 2.96)

Upvc double glazed window to the front with aspect over Hunts Pond.

Family Bathroom

8'3" x 5'1" (2.54 x 1.57)

Fitted with a white suite comprising P shaped Jacuzzi style bath with mixer tap and shower attachment and additional mains shower over. Vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Heated towel rail and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid to lawn with borders containing shrubs and bushes.

PROPERTY DESCRIPTION

Driveway offering off street parking and leading to the:

Garage

With up and over door, light and power.

Side gate gives access to the:

Rear Garden

55 x 30 (16.76m x 9.14m)

Enclosed with good sized patio area, lawn area and borders containing shrubs and bushes.

Outside tap and outside light.

The garden is an attractive feature of the property making a full inspection essential.

Description

This attractive detached house is situated in a highly sought after residential location to the north of Burnham-on-Sea offering well planned living accommodation that briefly comprises entrance hall, cloakroom, lounge, dining room with good size conservatory off and kitchen. To the first floor there are three bedrooms and a bathroom.

The property benefits from having gas central heating, upvc double glazed windows, garage and off street parking. There is an enclosed garden to the rear and the property enjoys an attractive aspect across Hunts Pond to the front.

Directions

Proceed along the Berrow Road for approximately one mile turning right into Stoddens Road. Proceed down Stoddens Road towards the BASC sports ground turning right into Stoneleigh Close. Proceed down Stoneleigh Close bearing to the right and towards the end of the cul-de-sac into Westmere Crescent. Proceed round Westmere Crescent and the property will be found on the right hand side opposite Hunt Pond.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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

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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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