



97 Maple Drive

Burnham-On-Sea, TA8 1DH

Price £335,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A deceptively sized extended three/four bedroom detached bungalow situated in the highly sought after "Stear" area of Burnham-on-Sea being within a short walk of the town centre and sea front.

Entrance porch\* entrance hall\* cloakroom\* lounge\* conservatory\* dining room/Bedroom 4\* kitchen/breakfast room\* three further bedrooms\* master en suite cloakroom\* shower room\* upvc double glazed windows\* gas central heating\* garage\* off street parking for numerous vehicles and sunny aspect enclosed rear garden. Must be seen.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

5'7" x 3'2" (1.71 x 0.97)

Upvc double glazed obscure door to the rear and further double glazed obscured door with matching side panel to the:

### Entrance Hall

Integral door to the garage, cupboard housing the gas combination boiler supplying domestic hot water and radiators.

### Cloakroom

Comprising close coupled w.c. with extractor fan.

### Lounge

15'5" x 11'5" (4.71 x 3.50)

Feature fireplace. We understand set within the fireplace is a wood burner (currently not used). Television point, patio doors opening to the:

### Conservatory

12'7" x 9'8" (3.84 x 2.95)

Part block and part upvc double glazed construction. Tiled floor and two upvc double glazed French doors opening to the rear garden.

### Dining Room/Bedroom 4

15'1" x 6'0" (4.60 x 1.84)

Upvc double glazed window to the front.

## Kitchen/Breakfast Room

13'6" x 11'6" (4.14 x 3.52)

Fitted with a range of wall and floor units to incorporate eye level oven, hob and extractor fan. One and a half bowl drainer sink unit, space for fridge/freezer and plumbing for automatic washing machine. Space for tumble dryer and upvc double glazed bow windows to the front and side.

## Master Bedroom

12'2" x 11'6" (3.71 x 3.51)

Upvc double glazed window to the rear.

## En Suite Cloakroom

Comprising close coupled w.c.

## Bedroom 2

8'5" x 7'7" (2.57 x 2.32)

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

## Bedroom 3

8'4" x 7'6" (2.56 x 2.31)

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

## Shower Room

8'4" x 8'0" (2.56 x 2.46)

Fitted with a large shower cubicle, close coupled w.c., pedestal wash hand basin, tiled walls and floor, double glazed Velux window.

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## Outside

To the front of the property is a wooden boundary fence opening to a large area of block paving offering off street parking for numerous vehicles.

## Rear Garden

Enclosed rear garden with patio having ramp access to the conservatory. Good size area of lawn, garden shed and borders containing shrubs and bushes.

The garden enjoys a sunny aspect and a good deal of privacy.

## Description

This deceptively sized detached bungalow offers highly flexible living accommodation with ramped access to the front and rear of the property and briefly comprises entrance porch, entrance hall, good size lounge with dining room/bedroom 4 off and conservatory. There is a good size kitchen/breakfast room, three further bedrooms with the master having an en suite cloakroom. There is also a good size shower room.

The Property benefits from gas central heating, upvc double glazing, garage, off street parking for numerous vehicles and a good size attractive garden to the rear enjoying a good degree of privacy.

An early application to view is highly 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 Oxford Street taking the third right into College Street. Proceed across the High Street taking a left onto the Esplanade. Proceed along the Esplanade taking a left turn into Margaret Crescent. Bear to the right into Maple Drive and the property will 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](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)

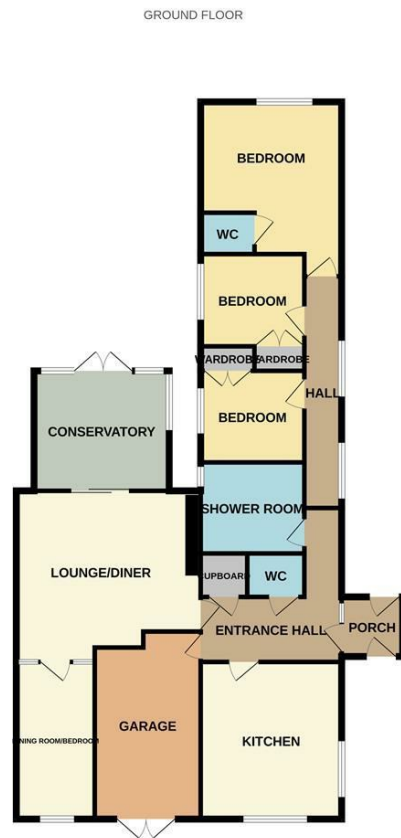
Flood Information:

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









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. Made with Metropex ©2024.



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.
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

