



9 Spaxton Close

Burnham-On-Sea, TA8 2FE

Price £332,500



PROPERTY DESCRIPTION

A substantially upgraded and improved detached house situated in a sought after cul-de-sac location to the north of Burnham-On-Sea. Must be seen to be fully appreciated.

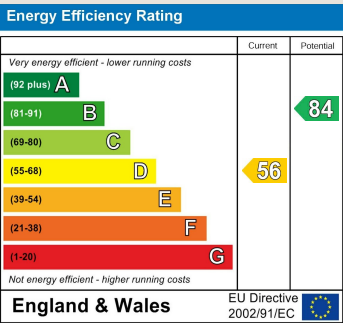
Entrance Hall*cloakroom*lounge with feature media wall*beautifully appointed kitchen/breakfast room*dining room*first floor landing*three bedrooms*beautifully appointed bathroom*upvc double glazed windows*gas central heating with recently installed gas combination boiler*upgraded electrics*sunny aspect garden to rear*off street parking.

Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door to:

Entrance Hall

Stairs rising to first floor.

Cloakroom

Close coupled w.c with concealed cistern, wash hand basin with shelving below, upvc double glazed obscured window to front.

Lounge

13'7" maximum x 13'2" (4.16 maximum x 4.03)

Feature media wall, space for television, storage shelves, recessed electric log effect fire, bi fold doors opening to rear garden, additional upvc double glazed window to rear

Kitchen/Breakfast Room

16'7" x 9'3" (5.08 x 2.82)

Recently fitted with extensive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, fridge/freezer, dishwasher, plumbing for automatic washing machine, cupboard housing recently installed combination gas boiler supplying domestic hot water and radiators, upvc double glazed bay window to front, upvc double glazed window to rear, opening to:

Dining Room

10'8" x 7'5" (3.27 x 2.27)

Two Upvc double glazed french doors opening to rear garden.

First Floor Landing

Storage cupboard, upvc double glazed window to rear, access to roof space.

Bedroom

10'6" x 9'1" (3.21 x 2.77)

Range of built in wardrobes and doors, upvc double glazed window to rear.

Bedroom

10'5" x 9'0" (3.20 x 2.76)

Upvc double glazed window to rear.

Bedroom

7'4" x 7'0" (2.25 x 2.15)

Storage cupboard, upvc double glazed window to front.

Bathroom

6'10" x 5'9" (2.10 x 1.77)

Fitted with a luxury suite, comprising of paneled bath with rainhead hand held shower, wash hand basin with cupboards below, close coupled w.c with concealed cistern, heated towel rail, upvc double glazed obscured window to front.

Outside

To the front of the property is an open plan garden with boarders containing shrubs and bushes with a path leading to the front door. To the left hand side of the property is a driveway offering off street parking, which leads to workshop with remote control roller door, light and power.

Side gate gives access to:

PROPERTY DESCRIPTION

Store Room

8'6" x 5'2" (2.6 x 1.6)

With roller door, light and power.

Rear Garden

Enclosed with good size patio area, lawn, borders contain shrubs and bushes, garden shed. The garden enjoys a sunny aspect and is an attractive feature of this lovely home.

Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the third exit into the extension of Love Lane and continue taking the sharp left into Stoddens Road. Proceed along Stoddens Road turning next left into Southernlea Road. Proceed to the end of Southernlea Road taking a right turn into Axbridge Close. Proceed down Axbridge Close turning right into Spaxton Close. Proceed into Spaxton Close bearing left in the cul-de-sac and the property will be found in front of you.

Description

This attractive detached house has undergone an extensive scheme of modernisation and improvement works, to include the installation of a newly fitted cloakroom, luxury kitchen/breakfast room, luxury bathroom, new gas combination boiler, upgraded electrics, attractive landscaped sunny aspect garden to rear. The property also benefits from having new internal doors, new floor coverings and is offered in excellent order throughout. Properties of this quality rarely become available for sale and an early

application to view is highly recommended by the Vendors selling agents.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Mains Drainage.
- 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

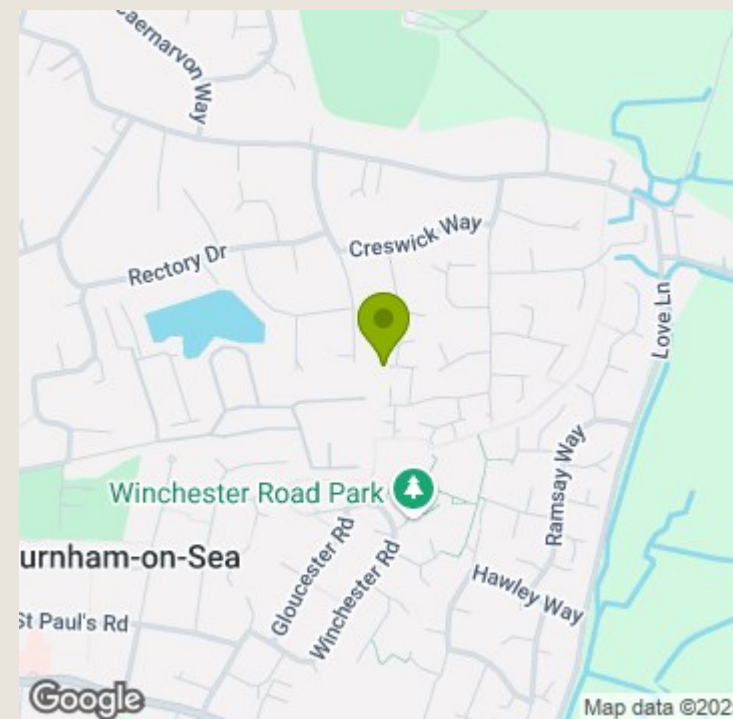
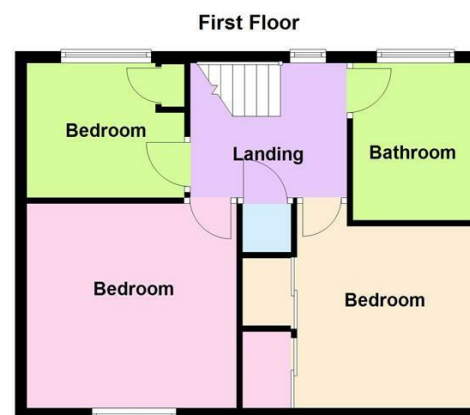
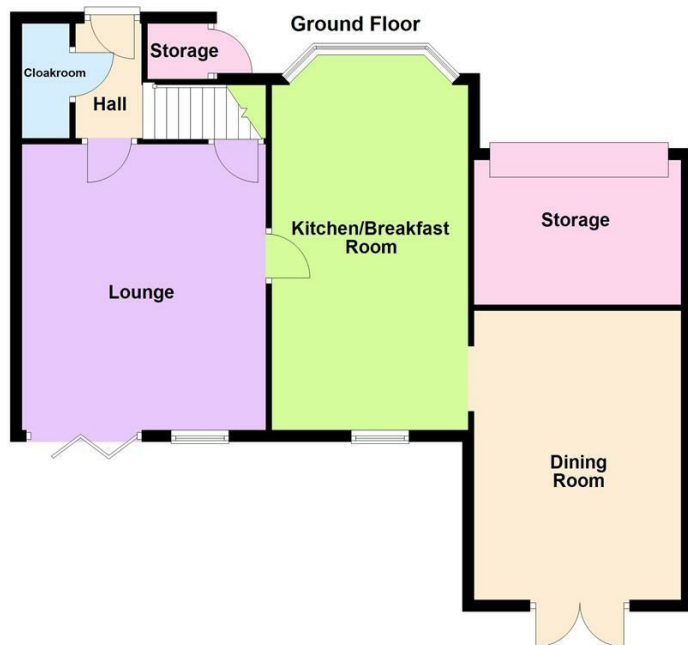
Flood Information:

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. Berryman's 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

