



150 Stoddens Road
Burnham-On-Sea, TA8 2DD

Price £386,950



PROPERTY DESCRIPTION

An opportunity to purchase an exceptional three bedroom detached house situated in the highly sought after residential location to the north of Burnham-On-Sea. The property has been substantially upgraded and improved by the present Vendors to offer well planned beautifully appointed living accommodation that simply must be seen to be fully appreciated.

Entrance hall, upgraded cloakroom*lounge*beautifully appointed kitchen/breakfast/dining room with conservatory off* first floor landing* three bedrooms* beautifully appointed bathroom* gas central heating with newly upgraded boiler* upgraded electrics* new internal doors* new floor coverings* good size garage/workshop* off street parking for numerous vehicles* sunny aspect enclosed gardens to rear enjoying a high degree of privacy. A rare opportunity. Must be seen.

Local Authority

Sedgemoor Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed composite door opening to:

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, upvc double glazed window to side.

Cloakroom

Re fitted with a suite comprising close coupled w.c with concealed cistern, vanity wash hand basin with cupboards below, upvc double glazed obscured window to side.

Lounge

14'1" x 12'4" (4.31 x 3.77)

Upvc double glazed window to front.

Kitchen/Breakfast/Dining Room

18'8" x 10'1" (5.70 x 3.08)

Fitted with an extensive range of wall and floor units to incorporate ceramic single drainer sink unit, integrated double oven and microwave, electric hob with extractor hood over, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, breakfast bar, recessed spotlights, unit under lighters, upvc double glazed window to rear, upvc double glazed french doors opening to:

Conservatory

11'1" x 10'11" (3.40 x 3.34)

Part brick part upvc double glazed construction light point, upvc double glazed french doors opening to the garden.

First Floor Landing

Access to roof space, upvc double glazed window to side, storage cupboard.

Bedroom

14'1" x 10'2" (4.30 x 3.10)

Upvc double glazed window to front

Bedroom

10'4" plus door recess x 10'2" (3.15 plus door recess x 3.10)

Upvc double glazed window to rear

Bedroom

9'2" x 7'10" (2.80 x 2.40)

Built in over stairs storage cupboard with newly fitted gas boiler supplying domestic hot water and radiators. Upvc double glazed window to front.

Bathroom

7'2" x 5'6" (2.20 x 1.70)

Re fitted with an attractive suite comprising of panelled bath, with rain head and handheld shower over and screen, pedestal wash hand basin, close coupled w.c, recessed spotlights, stainless steel heated towel rail, upvc obscured window to rear.

Outside

To the front of the property is a boundary fence which opens to the driveway, which extends to the front and the left hand side of the property offering off street parking for numerous vehicles. Boarders containing shrubs and bushes, driveway to the left hand side of the property leads to a good size

Garage/Workshop

PROPERTY DESCRIPTION

Garage Area

16'8" x 8'2" (5.10 x 2.50)

Electric shutter door, power and light, with internal opening to:

Workshop

16'8" x 7'10" (5.10 x 2.40)

Light and power, personal access door to:

Rear Garden

Side gate gives access to the rear garden which is enclosed and enjoys a sunny aspect with central lawn area, areas laid to decorative stone, garden shed/store, outside tap, outside light the gardens are a attractive feature of this property which makes a full inspection essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along the Berrow Road passing the inland lighthouse on the left hand side. Continue taking a right turn into Stoddens Road. Proceed down Stoddens Road where the property will be found on the right hand side.

Description

The property is located in a highly sought after residential location to the north of Burnham-on-Sea.

The property has undergone an extensive scheme of modernisation and improvement works to include the installation of new: Cloakroom, new kitchen with integrated appliances, new bathroom, the property benefits from having

new internal doors, new flooring throughout, newly fitted boiler and has been finished to exacting standards.

The property benefits from having a garage/workshop, off street parking for numerous vehicles and has a sunny aspect enclosed garden to rear which enjoys a high degree of privacy. The property offers an opportunity to purchase a 'turn key' home, an opportunity of this type rarely become available making a full inspection essential.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- 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

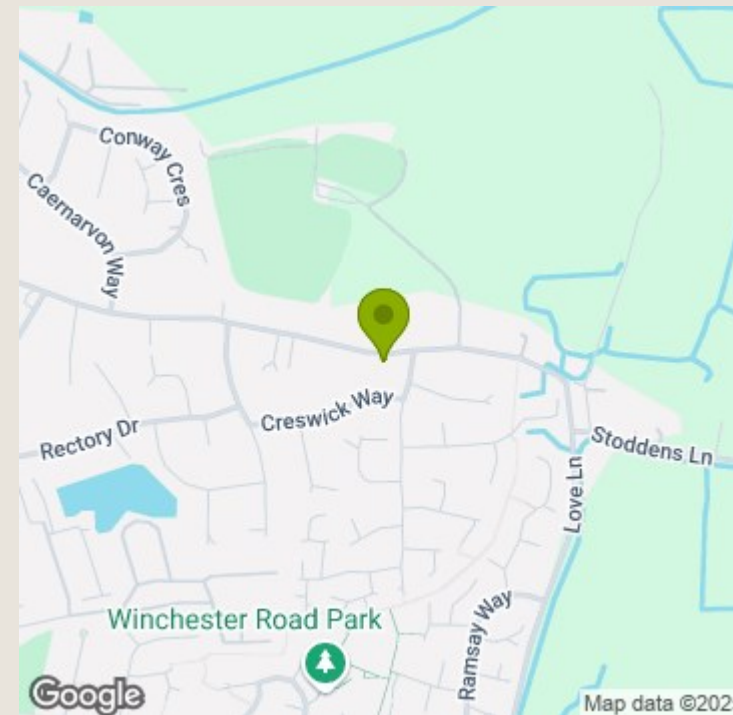
Flood Information:

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. 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

