



9 Warwick Gardens

Burnham-On-Sea, TA8 2ST

Price £290,000



PROPERTY DESCRIPTION

An opportunity to purchase a deceptively size extended three bedroom, two reception detached Bungalow, situated in a highly sought after cul-de-sac location to the north of Burnham-On-Sea with the benefit from upvc double glazed windows, gas central heating, garage, off street parking offered in a clean and tidy order throughout. This property is offered with the benefit of no onward chain.

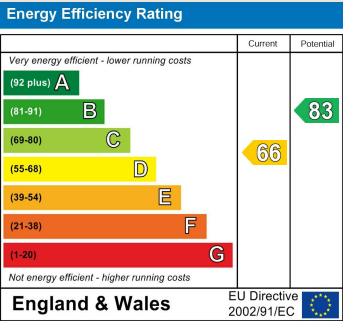
Entrance Porch*entrance hall*loung* dining room*upgraded kitchen*three bedrooms*upgraded shower room*upvc double glazed windows*gas central heating*garage*off street parking*enclosed sunny aspect garden to rear. No onward chain.

Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: D



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Accommodation (Measurements are approximate)

Upvc double glazed obscured door to entrance porch further obscured glazed door to:

Entrance Hall

Cupboard housing gas combination boiler supplying domestic hot water and radiators, cloaks cupboard, access via ladder to roof space which is part boarded, with window to rear.

Lounge

15'11" x 10'10" (4.87 x 3.32)

Upvc double glazed window to front.

Kitchen/Breakfast Room

9'10" x 8'9" (3.00 x 2.69)

Fitted with a modern range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas cooker point, plumbing for automatic washing machine, extractor fan, upvc double glazed window to front.

Dining Room

17'6" x 10'10" (5.34 x 3.32)

Eye level upvc double glazed obscured windows to side.

Bedroom

12'11" x 8'9" (3.96 x 2.69)

Upvc double glazed window to rear.

Bedroom

10'10" x 10'10" (3.32 x 3.31)

Upvc double glazed french doors opening to rear garden.

Bedroom

8'9" x 8'3" (2.69 x 2.54)

Upvc double glazed window to side.

Shower Room

Fitted with a modern suite, comprising corner shower cubicle, vanity wash hand basin with cupboards below and to side, close coupled w.c with concealed cistern, tiled walls, stainless steel heated towel rail, upvc double glazed obscured windows to side.

Outside

To the front of the property is an open plan garden, laid to lawn, to the right hand side of the property there is a driveway offering off street parking, that leads to:

Garage

16'6" x 8'1" (5.05 x 2.48)

Remote control roller door, light and power, storage in eaves, upvc double glazed window to rear, upvc double glazed door to:

Rear Garden

To the rear of the property is an enclosed garden area that is laid for ease of maintenance with borders containing numerous shrubs and bushes, the garden enjoys a good degree of privacy and a sunny aspect. The

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

Description

This deceptively sized three bedroom detached bungalow briefly comprises Entrance porch, entrance hall, lounge, dining room, upgraded kitchen/breakfast room, three bedrooms and an upgraded shower room, the property benefits from having gas central heating, upvc double glazed window, good size garage, off street parking and a sunny aspect enclosed garden to rear. The property offers great potential to be reconfigured should it be required. The property is offered in clean and tidy order throughout and must be seen to be fully appreciated.

The property is situated in a sought after cul-de-sac location to the north of Burnham-On-Sea, within approximately 1 mile from the town centre and seafront.

Directions

Proceed along the Berrow Road passing the indoor sports and swim academy, just before the inland lighthouse, turn right into Stoddens road, proceed down Stoddens Road taking the second left into Balmoral Drive, proceed down Balmoral Drive, taking the first right into Caernarvon Way, proceed down Caernarvon Way, taking the second left into Conway Crescent, proceed down Conway Crescent, bearing to your right where Warwick Gardens will be found a little bit further on on your right hand side, proceed into Warwick Gardens where the property will be found on your right hand side.

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



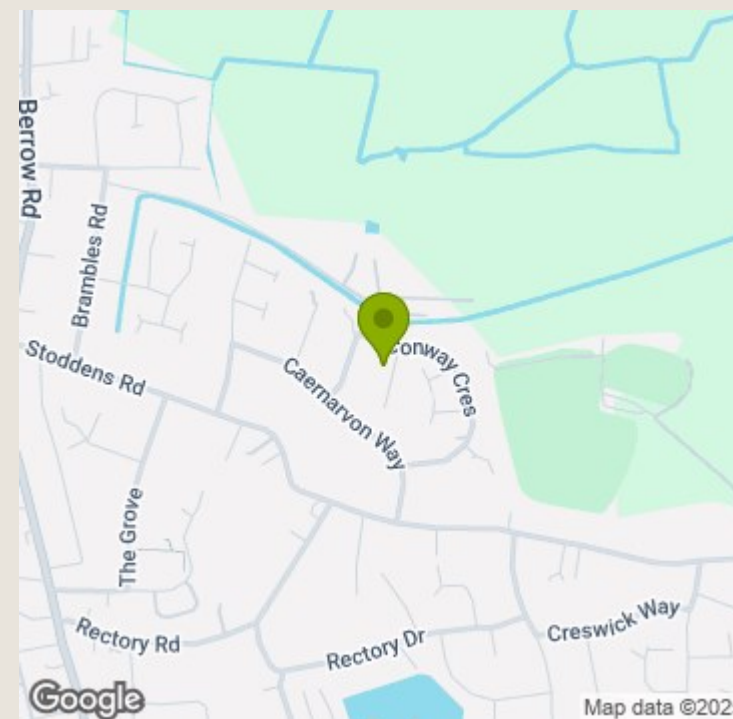




GROUND FLOOR



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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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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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

