



47 Margaret Crescent

Burnham-On-Sea, TA8 1BX

Price Guide £210,000





# PROPERTY DESCRIPTION

PRICE GUIDE £210,000 - £240,000

An opportunity to purchase a two bedroom semi detached bungalow situated in a highly sought after residential location within a short walk of Burnham-on-Sea town centre and sea front. In need of modernisation and improvement.

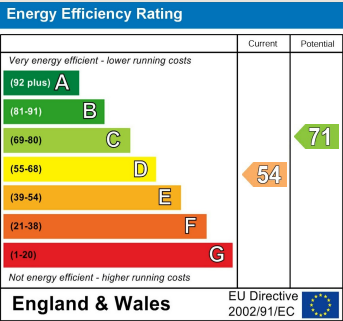
Entrance porch\* entrance hall\* lounge\* kitchen\* dining room\* conservatory\* two double bedrooms\* bathroom\* useful first floor attic space\* garage\* off street parking\* enclosed garden to the rear\* gas central heating\* double glazed windows\* upgraded electrical consumer unit.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



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## Accommodation (Measurements are approximate)

Upvc double glazed entrance door to the:

### Entrance Porch

Further door to the:

### Entrance Hall

Loft ladder rising to the attic space.

### Attic Space

15'5" x 13'0" (4.72 x 3.98)

With double glazed window to the rear and eaves storage.

### Lounge

13'11" x 13'6" (4.25 x 4.12)

Bay window to the front, feature fire surround with gas fire.

### Dining Room

12'5" x 7'1" (3.81 x 2.18)

Two glazed doors to the:

### Conservatory

10'10" x 6'9" (3.31 x 2.06)

Part brick and part upvc double glazed construction and upvc double glazed sliding door to the rear garden.

### Bedroom 1

12'2" x 10'6" (3.73 x 3.21)

Bay window to the rear.

### Bedroom 2

11'10" x 7'11" (3.62 x 2.42)

Double glazed window to the front.

### Bathroom

7'6" x 5'5" (2.30 x 1.67)

Corner bath with shower over, close coupled w.c., pedestal wash hand basin, tiled walls and obscure double glazed window to the side.

### Outside

To the front of the property is a boundary wall and driveway offering off street parking for two/three vehicles and leading to the:

### Garage/Workshop

#### Garage Area

13'10" x 7'8" (4.22 x 2.34)

With up and over door. Opening through to the:

#### Workshop Area

7'10" x 2'7" (2.41 x 0.81)

Door to the rear garden.

### Outside

To the front of the property is a garden area laid to lawn with borders containing shrubs and bushes.

### Rear Garden

A gate located between the bungalow and the garage gives access to a

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covered way which opens to the rear garden with lawn area, patio area and greenhouse.

## Description

This semi detached bungalow is in need of modernisation and has currently been served with a Prohibition Order meaning the property can not be occupied until the required works are undertaken. Further details of which can be obtained from the selling agents.

The property briefly comprises entrance porch, entrance hall, lounge, kitchen with dining room off and conservatory, two bedrooms and bathroom. The property benefits from gas central heating with modern boiler, upgraded electric, double glazed windows and useful attic room.

The property also benefits from having a long driveway, garage/workshop and enclosed garden to the rear.

## Directions

From the Esplanade continue in a southerly direction taking the second turning left having passed the car park into Margaret Crescent. Proceed down Margaret Crescent bearing to the right and the property will be found a little further along on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.

- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. Please state.
- 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)









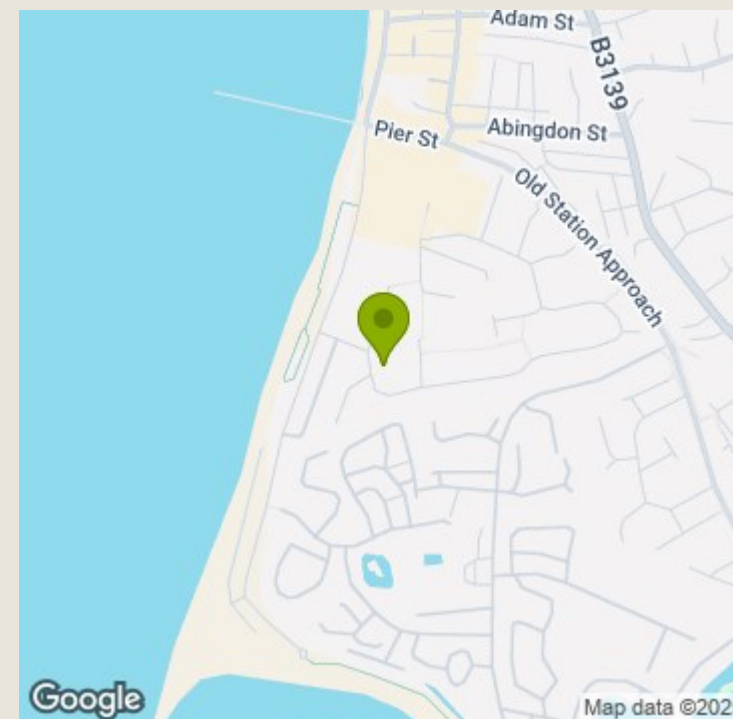








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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](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

