



19 Eton Road

Burnham-On-Sea, TA8 1PP

Price £215,000



PROPERTY DESCRIPTION

A two/three bedroom terraced house situated within a short walk of Burnham-on-Sea town centre and sea front.

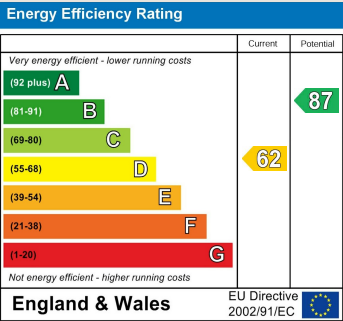
Entrance hall* lounge/bedroom 3* sitting room* kitchen/dining room* two first floor bedrooms* bathroom with bath and separate shower* courtyard garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door to the:

Entrance Porch

Door to the:

Entrance Hall

With stairs rising to the first floor.

Lounge/Bedroom 3

10'7" x 10'9" (3.25 x 3.30)

Upvc double glazed window to the front, feature fireplace with decorative surround.

Sitting Room

14'2" x 11'3" (4.32 x 3.45)

Upvc double glazed window to the rear and understair storage cupboard.

Kitchen/Dining Room

19'1" x 8'0" (5.84 x 2.46)

Fitted with a range of wall and floor units to incorporate integrated under counter oven, four ring ceramic hob and extractor fan, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, cupboard housing the gas combination boiler supplying domestic hot water and radiators, upvc double glazed window to the side, upvc double glazed door with matching side panel to the rear garden.

First Floor Landing

Access to roof space. Velux window to the rear and stripped wooden flooring.

Bedroom 1

11'10" x 10'11" (3.63 x 3.33)

Two double built in wardrobes, upvc double glazed window to the front and stripped wooden flooring.

Bedroom 2

10'11" x 8'9" (3.35 x 2.69)

Stripped wooden flooring, upvc double glazed window to the rear.

Bathroom

10'11" x 8'0" (3.33 x 2.46)

Fitted with a white suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, close coupled w.c., pedestal wash hand basin, part tiled walls, feature heated towel rail, extractor fan, recessed spotlights.

Outside

To the rear of the property is an enclosed courtyard style garden laid for ease of maintenance.

To the rear of the garden is pedestrian access gate which opens to the High Street/Lynton Road council car park where there is free parking available between the hours of 6pm to 9am.

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A residents car park pass can be purchased for £360.00 per annum.

Description

This older style two/three bedroom terraced house is situated within close proximity to Burnham-on-Sea town centre and sea front.

The property briefly comprises entrance porch, entrance hall, lounge/bedroom 3, sitting room, good size kitchen/dining room, first floor landing, two double bedrooms and good size bathroom with both and shower. There is gas central heating, upvc double glazed windows and low maintenance courtyard garden to the rear.

Directions

From our office proceed down Cross Street taking a right turn onto Oxford Street. Proceed along Oxford Street and Eton Road will be found on the right hand side. Proceed down Eton Road into the cul-de-sac bearing to the right and the property will be found on the left 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

checker.ofcom.org.uk/en-gb/broadband-coverage

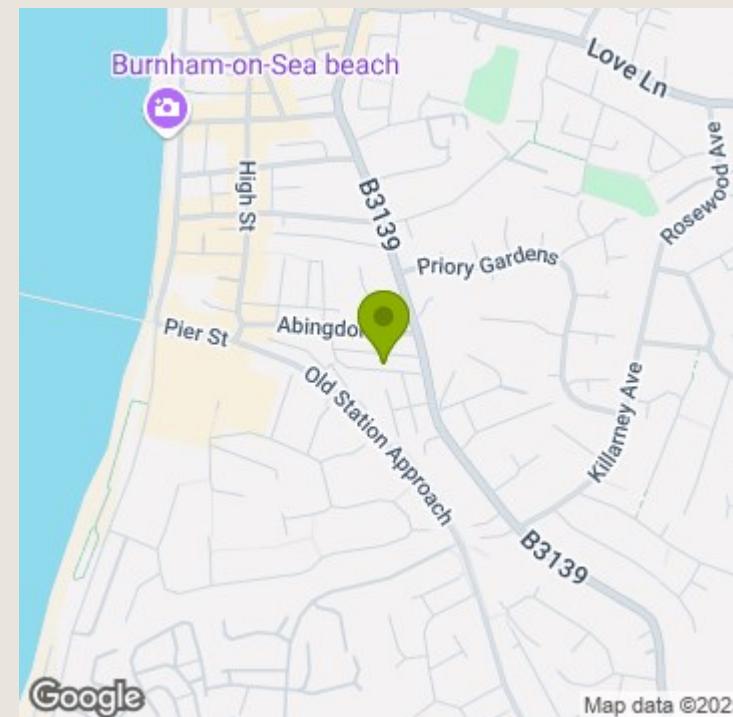
Flood Information:

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

