



4 Ashley Avenue

Burnham-On-Sea, TA8 1LH

Price £360,000



PROPERTY DESCRIPTION

A rare opportunity to purchase a four bedroom end of terrace house set over three storeys with two large garages, good size garden and offered in excellent order throughout. Must be seen to be fully appreciated.

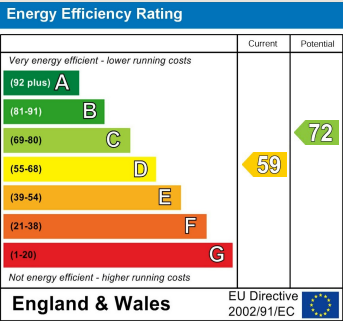
Entrance porch* imposing entrance hall* lounge* sitting room* kitchen* dining room* cloakroom/shower room* three first floor bedrooms* bathroom* second floor bedroom* two large garages* block built workshop and attractive enclosed garden. Off street parking.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

Part glazed door to the:

Imposing Entrance Hall

15'5" x 8'0" (4.71 x 2.45)

Stairs rising to the first floor. Understair storage cupboard. Double glazed window to the side, coved ceiling and plate rack.

Lounge

17'8" x 11'2" (5.41 x 3.42)

Deep bay window, feature fire surround with inset gas fire, coved ceiling, further double glazed window to the side.

Sitting Room

14'0" x 12'11" (4.29 x 3.94)

Fireplace with wooden surround, double glazed French doors opening to the rear garden.

Kitchen/Dining Room

Kitchen Area

11'3" x 10'4" (3.45 x 3.15)

Fitted with an attractive range of wall and floor units to incorporate integrated fridge, freezer and washing machine. Single drainer sink unit, upvc double glazed windows to either side and upvc double glazed door to outside. Wide opening to:

Dining Area

12'0" x 10'6" plus door recess (3.66m x 3.20m plus door recess)

Upvc double glazed windows to either side, coved ceiling.

Cloakroom/Shower Room

5'4" x 4'11" (1.63 x 1.50)

Comprising shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below,

gas fired boiler supplying domestic hot water and radiators. Upvc double glazed window to the side.

First Floor Landing

15'6" x 7'11" (4.73 x 2.42)

Double glazed window to the side. Airing cupboard. Door to the further staircase leading to the second floor.

Bedroom 1

17'8" x 11'3" (5.41 x 3.43)

Dual aspect double glazed windows to the front and side. Built in storage cupboard, coved ceiling.

Bedroom 2

14'0" x 9'6" (4.27 x 2.92)

Two built in wardrobes, double glazed window to the rear, picture rail and coving.

Bedroom 3

10'5" x 9'3" plus door recess (3.2 x 2.84 plus door recess)

Double glazed window to the rear. Built in wardrobe.

Bathroom

6'11" x 5'11" (2.13 x 1.81)

Fitted with a white suite comprising corner bath, mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c. Double glazed obscured window to the side.

Second Floor Landing

Bedroom 4

17'7" x 13'3" (5.36 x 4.06)

Part restricted headroom. Two Velux windows to the side and rear. Built in storage cupboard.

Outside

To the front and right hand side of the property is a boundary wall with gate giving access to pathway leading to the front door. This area is laid for ease of maintenance.

PROPERTY DESCRIPTION

To the right hand side of the property is an area of block pavier driveway offering off street parking.

Garage 1

16'11" x 14'2" (5.16 x 4.34)

With up and over door. Light and power. Personal access door to the rear.

Garage 2

18'9" x 16'0" (5.72 x 4.90)

Up and over door. Light and power. Two access doors to the rear. Window to the rear.

Side gate between the two garages opens to the:

Gardens

The rear garden offers a good size patio area.

Located at the end of the property is a good size enclosed garden area with borders containing shrubs and bushes. Good size lawn area.

Block Built Workshop

10'11" x 7'6" (3.33 x 2.31)

With light and power.

The gardens are a particular feature of the property making a full inspection essential.

Description

This attractive end of terrace house offers deceptively sized living accommodation set over three storeys and is located in a convenient location within walking distance of Burnham-on-Sea town centre and sea front.

The property benefits from having two large garages, block built workshop and off street parking as well as an attractive enclosed garden.

The property briefly comprises entrance porch, imposing entrance hall, lounge, separate sitting room, kitchen, dining room with cloakroom/shower room off. To the first floor there is a large

landing, three good size bedrooms and bathroom. To the second floor there is a fourth bedroom.

The property is offered in good order throughout making an early application to view essential.

Directions

From the High Street proceed inland along Cross Street taking a right turn onto Oxford Street. Proceed down Oxford Street where Ashley Avenue will be found on the left hand side.

Proceed down Ashley Avenue here the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas 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

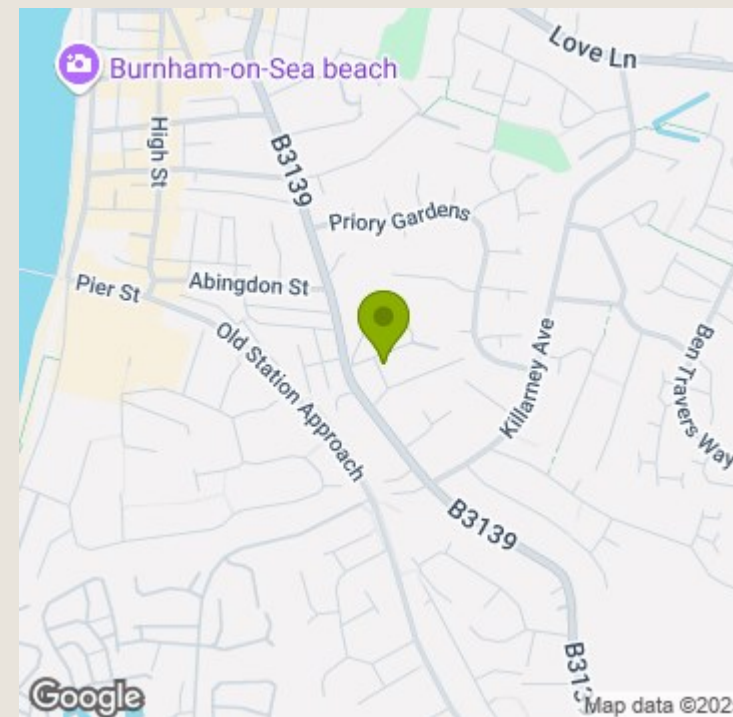
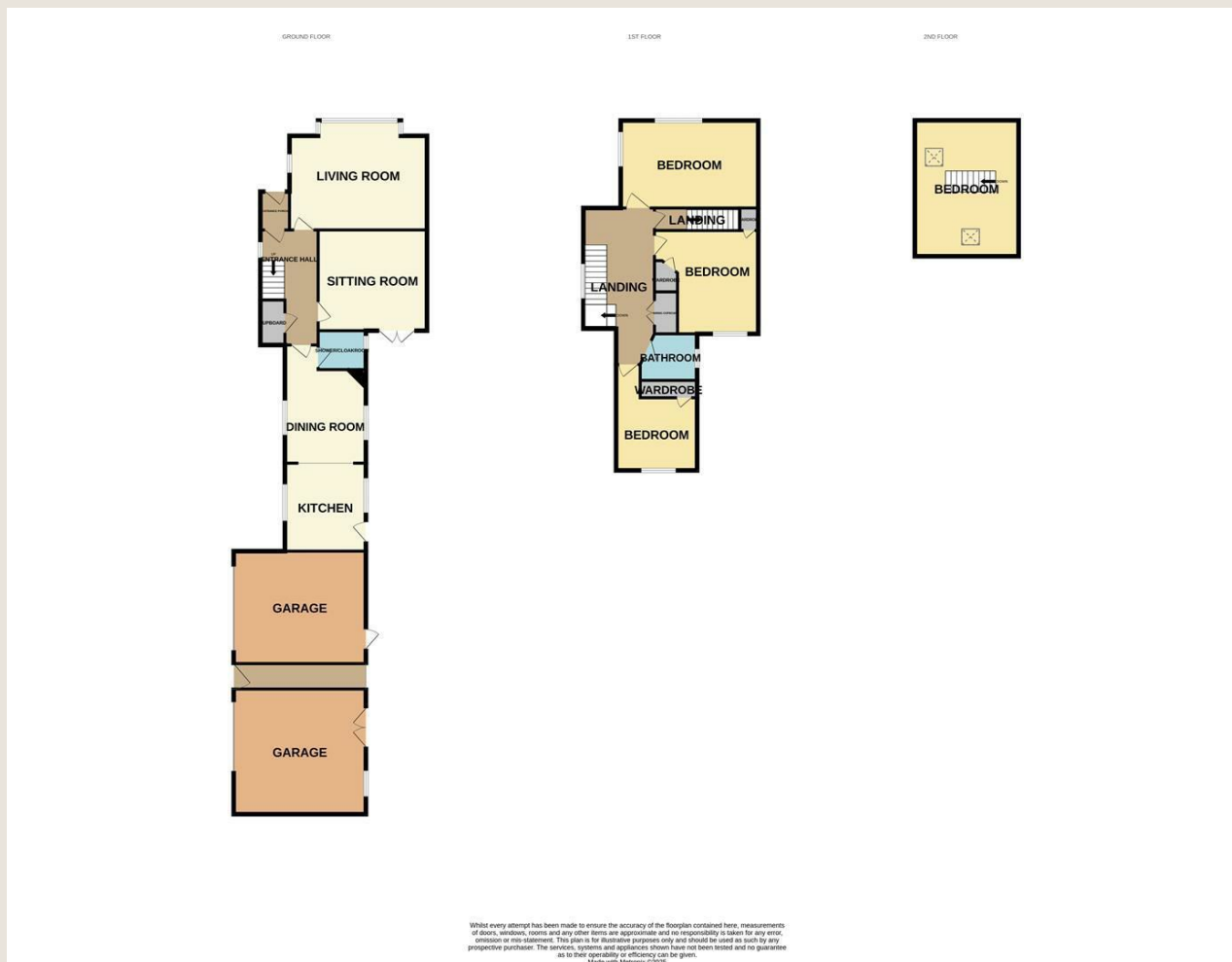
Flood Information:

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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

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

