



17 Spaxton Close  
Burnham-On-Sea, TA8 2FE  
Price £375,000

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

Upgraded and improved four bedroom detached house situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea being set in a prime plot. Must be seen to be fully appreciated.

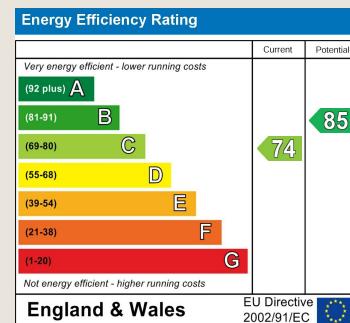
Entrance hall\* cloakroom\* lounge\* dining room\* upgraded kitchen/breakfast room\* utility room\* first floor landing\* four bedrooms\* master en suite shower room\* family bathroom\* gas central heating with recently replaced boiler\* upvc double glazed windows\* sunny aspect enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Understair storage cupboard and stairs rising to the first floor.

### Cloakroom

Re-fitted with close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the front.

### Lounge

15'2" x 10'11" (4.64 x 3.34)

Feature fire surround with gas fire, television point, upvc double glazed window to the front, two multi pane doors to the:

### Dining Room

9'8" x 8'6" (2.97 x 2.61)

Double glazed patio doors to the rear garden.

### Kitchen/Breakfast Room

16'4" x 9'0" (5.00 x 2.75)

Fitted with an attractive range of wall and floor units with unit underlighters and skirting lights, integrated eye level double oven with gas hob and extractor fan, space for fridge/freezer, one and a half bowl drainer sink unit, upvc double glazed windows to the side and rear.

### Utility Room

8'4" x 5'6" (2.56 x 1.68)

Floor unit with single sink drainer unit, plumbing for automatic washing machine, space for tumble dryer, recently installed wall mounted gas boiler supplying domestic hot water and radiators. Integral door to the garage. Upvc double glazed window to the rear and upvc double glazed obscured door to the garden.

### First Floor Landing

Access to roof space.

### Master Bedroom

11'4" x 10'0" plus door recess (3.47 x 3.05 plus door recess)

Double built in mirror fronted wardrobes, upvc double glazed window to the front.

### En Suite Shower Room

Tiled shower cubicle, wall mounted wash hand basin and close coupled w.c. Part tiled walls and extractor fan. Upvc double glazed obscured window to the side.

### Bedroom 2

15'3" x 8'5" (4.65 x 2.59)

Part restricted headroom, built in wardrobes and upvc double glazed windows to the front and rear.

### Bedroom 3

10'6" x 8'8" (3.21 x 2.65)

Double built in mirror fronted wardrobes, upvc double glazed window to the rear.

### Bedroom 4

8'2" maximum x 7'10" (2.50 maximum x 2.39)

Overstair storage cupboard and upvc double glazed window.

### Bathroom

6'2" x 4'11" extending to 7'3" (1.89 x 1.52 extending to 2.21)

Comprising panelled bath with shower over and screen, close coupled w.c., wash hand basin, extractor fan, light/shaver point and airing cupboard. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property there is an open plan front garden with bushes and shrubs.

Driveway offering off street parking for one vehicle leading to the:

# PROPERTY DESCRIPTION

## Garage

18'8" x 8'6" (5.71 x 2.61)

Electric roller door, power and light.

To the left hand side of the property there is pedestrian access gate leading to the rear of the property.

## Rear Garden

Enclosed with good size patio area. Lawn area and borders containing shrubs and bushes.

Greenhouse. Garden shed.

Outside tap and outside light.

The garden enjoys a sunny aspect, a good degree of privacy and is a particular feature of this attractive family home.

## Description

This attractive detached house has been upgraded and improved by the present vendors to offer well planned, beautifully appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall with upgraded cloakroom, good size lounge, separate dining room, beautifully appointed re-fitted kitchen/breakfast room with utility room off. To the first floor there is a landing, four bedrooms with the master having an en suite shower room and there is a family bathroom.

The property benefits from having gas central heating with recently replaced boiler, recently installed upvc double glazed windows, integral garage and off street parking

with a sunny aspect garden to the rear.

Offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

## Directions

From the M5 motorway junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the third exit into the extension of Love Lane and take a sharp left into Stoddens Road. Proceed along Stoddens Road taking the next left into Southernlea Road. Proceed to the end of Southernlea Road taking a right turn into Axbridge Close. Proceed down Axbridge Close turning right into Spaxton Close. Proceed into Spaxton Close bearing to the left and then to the right and the property will be found on the corner of the cul-de-sac on the left.

## 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

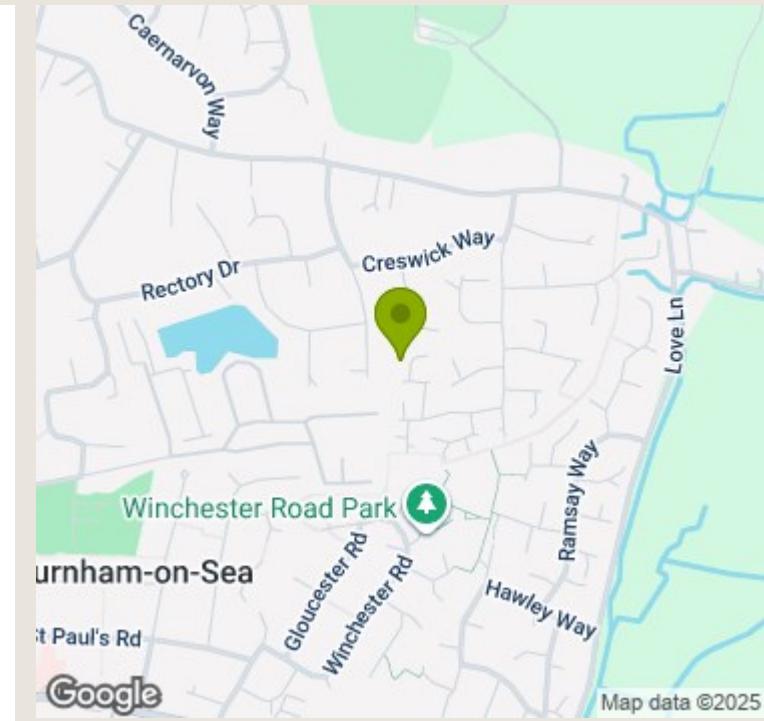
## Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](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:  
Allsets 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

