



19 Highburn Close

Burnham-On-Sea, TA8 1LU

Price £295,000



PROPERTY DESCRIPTION

Attractive two bedroom detached bungalow situated in a prime corner plot in a highly sought after cul-de-sac location within a short walk of the Apex Park and close to Burnham-on-Sea town centre and sea front.

Entrance hall* lounge/diner* kitchen* two double bedrooms* shower room* garage* off street parking* potential to create secure parking for further vehicles (caravan/boat etc)* gas central heating* double glazed windows. Must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door with matching side panel to the:

Entrance Hall

Airing cupboard, storage cupboard and access to roof space.

Lounge/Diner

21'3" x 10'11" (6.48 x 3.33)

Upvc double glazed window to the front, chimney breast and double glazed patio doors opening to the rear garden.

Kitchen

10'1" x 8'5" (3.08 x 2.58)

Fitted with a range of wall and floor units to incorporate integrated eye level double oven, electric hob, extractor fan, integrated fridge, integrated washing machine, upvc double glazed window to the rear and upvc double glazed door opening to the rear garden.

Bedroom 1

11'11" x 8'11" (3.64 x 2.73)

Double built in wardrobe and upvc double glazed window to the rear.

Bedroom 2

9'7" x 8'9" (2.93 x 2.68)

Built in double wardrobe and upvc double glazed window to the front.

Shower Room

7'11" x 6'3" (2.42 x 1.93)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled walls, light/shaver point and upvc double glazed window to the front.

Outside

To the front of the property is an open plan garden laid principally to lawn.

Driveway offers off street parking and leads to the:

Garage

18'2" x 8'4" (5.56 x 2.56)

Remote control roller door, eaves storage, light and power. Wall mounted boiler supplying domestic hot water and radiators. Personal access door to the rear garden.

To the right hand side of the property is a gate giving access to the side and rear garden.

Rear Garden

Laid principally to lawn with good size patio area, greenhouse.

To the right hand side is a further area of garden extending to approximately 30ft in width offering great potential for the creation of further parking of a caravan/boat or the erection of a shed subject to any necessary consents.

PROPERTY DESCRIPTION

Description

This attractive detached bungalow offers well planned living accommodation and briefly comprises good size lounge/diner, kitchen, two double bedrooms and shower room.

The property benefits from having a good size garage with remote control roller door, off street parking and the potential to create further additional parking for a caravan/boat etc should it be required.

The property is in a highly sought after cul-de-sac location within close proximity of the Apex Park and Burnham-on-Sea town centre and sea front.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed through the traffic lights at the end of the High Street taking a left turn onto Marine Drive. Proceed down Marine Drive passing the Apex Park on the right hand side taking the next right into Highburn Close. Proceed down Highburn Close where the property will be found at the end of the cul-de-sac 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

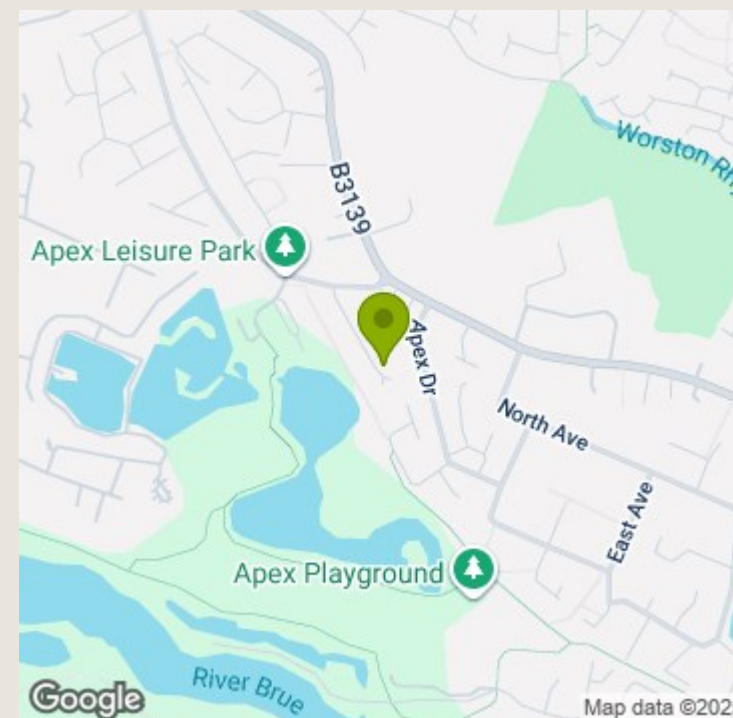
Flood Information:

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. 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

