



8 Boniface Walk

Burnham-On-Sea, TA8 1RE

Price £385,000



PROPERTY DESCRIPTION

An attractive well maintained four bedroom detached house situated in a highly sought after cul-de-sac location within a short walk of Burnham-on-Sea town centre and sea front with a south facing garden to the rear enjoying a good degree of privacy.

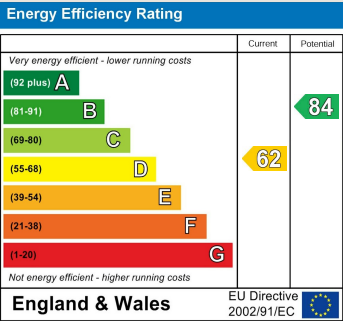
Entrance hall* cloakroom* lounge* dining room* beatifully appointed kitchen* utility room* four bedrooms* master en suite shower room* family bathroom* gas central heating* upvc double glazing* garage* driveway offering parking for numerous vehicles*garage South facing garden. Offered in excellent order throughout.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

8'10" x 5'11" (2.71 x 1.82)

Stairs rising to first floor with understair storage cupboard.

Cloakroom

5'11" x 2'4" (1.82 x 0.72)

Comprising low level w.c, vanity wash hand basin, upvc double glazed window to front.

Lounge

13'8" x 13'7" (4.19 x 4.16)

Upvc double glazed bay window to front, feature fire surround with gas fire, wall light points and television point.

Dining Room

9'9" x 8'8" (2.98 x 2.66)

Upvc double glazed French doors to the:

Conservatory

16'1" x 11'5" (4.91 x 3.50)

Part brick part Upvc double glazed construction, tiled floors, ceiling mounted fan, door leading to garage, double doors leading to rear garden.

Kitchen

11'5" x 9'1" (3.49 x 2.77)

Fitted with an attractive range of wall and floor units to incorporate integrated low level electric oven with gas hob and extractor hood over, integrated fridge/freezer, integrated dishwasher one and a half bowl single sink drainer unit, upvc double glazed window to the rear.

Utility Room

6'5" x 4'4" (1.96 x 1.34)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, wall mounted gas combination boiler.

First Floor Landing

Access to roof space with ladder, airing cupboard.

Master Bedroom

11'8" x 11'6" (3.56 x 3.53)

Two double built in wardrobes. Upvc double glazed window to front.

En-Suite Shower Room

6'4" x 5'1" (1.95 x 1.56)

Fitted with an attractive suite comprising corner shower cubicle, pedestal wash hand basin, close coupled w.c, extractor fan, electric shaver points.

Bedroom 2

10'10" x 6'5" (3.31 x 1.98)

Upvc double glazed window to the front.

Bedroom 3

9'5" x 9'4" (2.88 x 2.87)

Built in wardrobe, upvc double glazed window the rear.

Bedroom 4

9'0" x 7'11" (2.75 x 2.42)

Access to eaves storage space. Upvc double glazed window to the rear.

Family Bathroom

6'5" x 5'8" (1.98 x 1.75)

Fitted with a white suite comprising panelled bath with rainhead and handheld shower, pedestal wash hand basin, low level w.c. upvc double glazed window to the rear.

PROPERTY DESCRIPTION

Garage

17'0" x 7'11" (5.19 x 2.43)

Up and over door, power and light. The garage is currently partitioned off with stud wall for further space.

Outside

To the front of the property there is parking for numerous vehicles, side gate gives access to the:

Rear Garden

The rear garden is south facing and is enclosed enjoying a good degree of privacy with decking area, shed, greenhouse, lawn and borders containing shrubs and bushes.

The garden is an attractive feature of the property making a full inspection essential.

Description

The property is situated within a sought after cul-de-sac location, a short walk of Burnham-on-Sea town centre and sea front with a south facing garden to the rear enjoying a good degree of privacy.

The property is offered in excellent order throughout to offer well planned, beautifully appointed living accommodation and briefly comprises entrance hall with cloakroom, lounge, well appointed kitchen, dining room, four good sized bedrooms with master en-suite and a family bathroom.

The property further benefits from having gas central heating, upvc double glazed windows, garage and a driveway for numerous vehicles, making a full inspection essential.

Simply must be seen to be fully appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket taking the second turning left into Priory Gardens. Proceed down Priory Gardens where Boniface Walk will be found a little further along on the left hand side. Proceed into Boniface Walk where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Drainage.
- 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

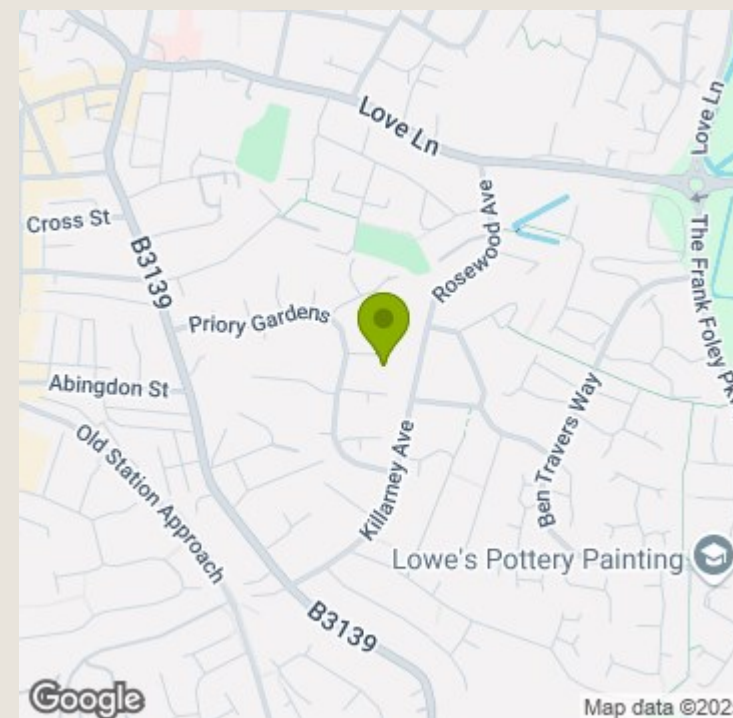
Flood Information:

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

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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

