



35 St. Johns Road

Burnham-On-Sea, TA8 2AX

Price £395,000



PROPERTY DESCRIPTION

A substuntially upgraded and improved 3 bedroom detached house, situated in the highly sought after 'Saints' of Burnham-On-Sea with an attractive enclosed garden to rear. The property has undergone an extensive programme of modernisation and improvement works and is offered in excellent order throughout and with the benefit of no onward chain. Must be seen.

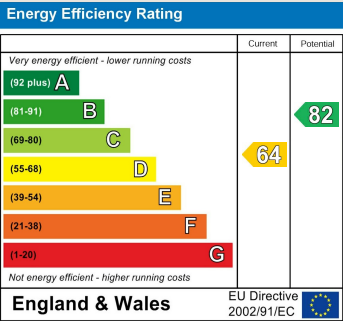
Entrance hall*loung* dining room*kitchen/breakfast room*first floor landing*3 bedrooms*bathroom*off street parking*rear garden*off street parking

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Feature part glazed door opening to:

Entrance Hall

Stairs rising to first floor with understairs storage cupboard, stripped wooden flooring.

Lounge

12'4" plus bay window x 12'0" (3.78 plus bay window x 3.66)

Chimney breast with recess.

Dining Room

12'5" x 10'5" (3.81 x 3.18)

Double doors opening to rear garden, feature recess, stripped wooden flooring.

Kitchen/Breakfast Room

16'3" x 9'6" (4.97 x 2.92)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, space for fridge, wall mounted gas boiler supplying domestic hot water and radiators. Double glazed window to rear. Double glazed Velux window, double glazed window to side, double glazed door to rear garden. There is plumbing for a W/C that was previously installed at the property.

First Floor Landing

Double glazed window to side, access to roof space with loft ladder, Stripped wooden flooring.

Bedroom

12'11" plus bay window x 10'7" (3.94 plus bay window x 3.23)

Double glazed window to front.

Bedroom

12'5" x 10'5" (3.81 x 3.18)

Stripped wooden flooring, double glazed window to rear.

Bedroom

8'0" x 7'10" (2.46 x 2.41)

Stripped wooden flooring, double glazed window to front.

Bathroom

7'11" x 7'10" (2.42 x 2.40)

Fitted with P-shaped bath with rainhead and handheld shower and screen, close coupled w.c, vanity wash hand basin with cupboards below, airing cupboard, tiled walls, shaver point, extractor fan.

Outside

To the front of the property is a boundary fence with gates opening to a driveway offering off street parking which in turn leads to:

Garage

16'7" x 7'9" (5.07 x 2.37)

With up and over door, window to side.

To the rear of the property is an attractive enclosed garden laid principally to lawn, with numerous bushes, shrubs, trees etc.

PROPERTY DESCRIPTION

Outside tap, outside light. The garden enjoys a good degree of privacy and is a particular feature of this property making a full inspection essential.

Description

The property is situated in a highly sought after 'Saints' of Burnham-On-Sea within a few minutes walk of the town centre and seafront. This attractive detached house has been substantially upgraded and improved to offer well planned beautifully appointed living accomodation that simply must be seen to be fully appreciated. The property is set in a good size plot, benefits from having a gated driveway to the front and an enclosed mature garden to rear that enjoys a good degree of privacy. Offered with the benefit of no onward chain and an early application to view is strongly recommended by the Vendors selling agents.

Directions

Proceed from the roundabout at the junction of Love Lane and Oxford Street beside the Esso Service Station taking the turning off into St Andrews Road. Proceed to the end of the road taking a right into St Johns Road. Proceed down St Johns Road where the property will be found towards the end of the road 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

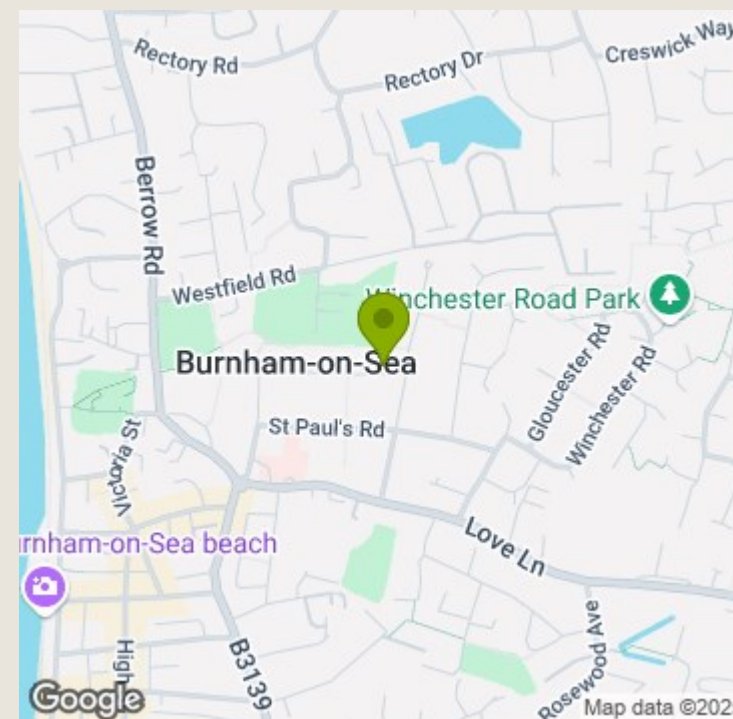
Flood Information:

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

