



10 Severn Grove
Burnham-On-Sea, TA8 1NH
Price £399,995



PROPERTY DESCRIPTION

A very well presented, detached, family home. Situated in a highly sought after residential area and within walking distance of Burnham on Sea town centre and sea front.

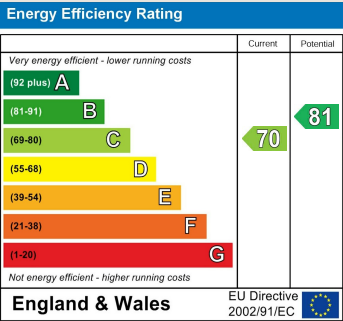
Entrance hall* Ground floor cloakroom* Generous lounge with wood burner and bi fold doors to conservatory* Modern, open plan kitchen/dining/family room* Utility room/rear porch* four bedrooms* Family bathroom with bath and separate shower cubicle* Gas fired central heating* Double glazing* Open plan garden to the front and driveway providing ample parking* Car port* Garage* Workshop* Detached studio/garden room* Well stocked tended and enclosed gardens* Must be viewed internally to be fully appreciated

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscured glazed panel to the:

Entrance Hall

Radiator, double glazed window to the front, stairs to first floor, understair storage cupboard.

Cloakroom

5'4" x 2'6" (1.65 x 0.77)

With sliding door, vanity wash hand basin with cupboard below, low level w.c., tiled walls, obscured double glazed window, heated towel rail.

Lounge

14'1" x 12'5" (4.31 x 3.80)

Two modern radiators, inset log burner and hearth, television point, bi-fold double glazed doors to the:

Conservatory

13'0" x 12'4" (3.98 x 3.78)

Three sides on a dwarf wall with upvc double glazed windows to three sides and double glazed French doors to the rear garden. Radiator.

Open Plan Kitchen/Diner

18'9" maximum x 15'0" maximum (5.73 maximum x 4.59 maximum)

Fitted with a modern range of cream fronted units with base cupboards and drawers and matching wall mounted cupboards. Contrasting worktops with space under for dishwasher, RangeMaster Professional oven comprising two ovens, warming drawer and grill and six ring electric hob over with extractor hood and splashback. Stainless steel single drainer sink unit, space for fridge/freezer, contrasting tiling to splashbacks, double glazed window to the front. Pantry with shelving and tall larder cupboard housing the Potterton gas fired boiler. This room opens into the dining area where there are further base cupboards, two radiators, fitted television unit with cupboards and shelving under and space for dining table and chairs. Space for sofa. Sliding patio door to the:

Utility/Porch

10'9" x 5'3" (3.29 x 1.61)

With worktop with space under for washing machine and tumble dryer and cupboard below. Matching wall mounted cupboard and sliding patio door to the rear garden.

First Floor Landing

Double glazed window to the front, built in airing cupboard with hot water tank and slatted shelving and further built in storage cupboard with shelving. Access to roof space.

Bedroom 1

10'9" x 11'0" (3.28 x 3.36)

Radiator, large double glazed window, fitted dressing table and chest of drawers, fitted wardrobe with mirror fronted sliding doors and fitted bedside cabinets.

Bedroom 2

10'11" x 11'0" (3.34 x 3.37)

Radiator, double glazed window.

Bedroom 3

10'11" x 8'0" (3.34 x 2.46)

Radiator, double glazed window to the front.

Bedroom 4

8'11" x 8'0" (2.73 x 2.45)

Radiator and double glazed window. Fitted wardrobe to the over stair bulkhead with folding sliding door.

Bathroom

8'4" x 7'8" (2.56 x 2.34)

Comprising panelled bath, low level w.c. with concealed cistern, separate shower cubicle with wall mounted shower and glazed screen, vanity unit with his and her sinks with cupboards under, tiled walls, heated towel rail, obscured double glazed window.

PROPERTY DESCRIPTION

Outside

The front of the property is laid to attractive gravel for ease of maintenance. Driveway providing ample parking and leading to the:

Carport

15'11" x 8'9" (4.87 x 2.69)
Providing further parking. Sliding door to the rear garden.

Garage

15'10" x 8'5" (4.85 x 2.59)
With personal door to the rear garden

Garden

The garden surrounds the property on two sides and comprises extensive area of patio comprising seating area. Greenhouse.

Workshop

17'5" overall x 11'6" maximum (5.32 overall x 3.52 maximum)
L shaped with fitted shelving. Power and light.
Pathway leads to the main area of garden where there is a further patio area.

Studio/Workshop/Garden Room

14'6" x 7'4" (4.43 x 2.25)
With double glazed obscured door and double glazed windows. We are informed by the vendor this structure is well insulated and would appear suitable for a variety of uses.

The main garden area is laid mainly to lawn with well stocked and shaped surrounding flower and shrub borders with small trees and bushes surrounded by brick walling and timber fencing. Gate gives access at the bottom of the garden to an area dedicated to the planting of vegetables with five raised vegetable boxes and surrounding borders with shrubs and trees. Side gate giving access back to the front of the property. Outside water tap.

Description

This four bedroom, detached family home offers well proportioned accommodation and is

situated in a highly sought-after residential location, close to Burnham on Sea town centre and sea front.

The property is presented in excellent order throughout with extra touches including hard floors downstairs, wood burner in the lounge, spacious conservatory with bi fold doors and modern fitted, open plan kitchen/dining/ family room with range style cooker. To the first floor there are four good bedrooms and a family bathroom with twin sinks and a separate shower cubicle.

Externally the front garden is laid to attractive gravel for ease of maintenance and there is ample parking in the form of a driveway which leads to a car port and garage. To the rear of the property, the garden is laid mainly to lawn with a separate, fenced vegetable garden, well stocked borders and areas laid to patio suitable for tables and chairs. There is an 'L' shaped workshop and separate, detached studio which is currently being used as a garden room but appears suitable for a variety of purposes.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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:

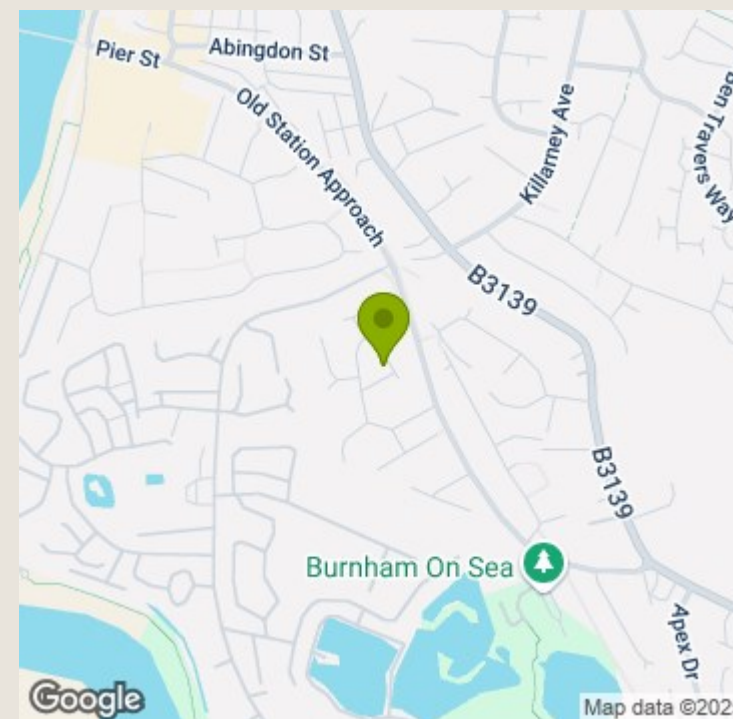
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

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

