



6 Winchester Road

Burnham-On-Sea, TA8 1HY

Asking Price £245,000



PROPERTY DESCRIPTION

A good-size, three bedroom semi detached house, situated in a popular, residential location and close to local Burnham on Sea facilities.

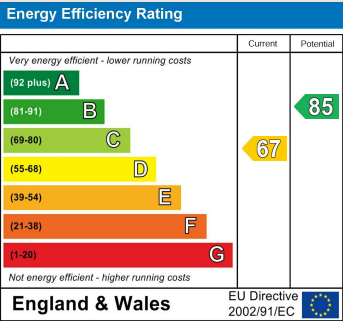
Entrance hall* Lounge* Separate dining room* Kitchen* Conservatory* Three good-size bedrooms* Bathroom* Separate wc* Gas fired central heating* Double glazing* Driveway providing parking* Single garage* Enclosed rear garden.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed entrance door with two glazed panels to the:

Entrance Hall

Built in cloaks cupboard, multi pane glazed door to the:

Lounge

16'0" x 11'11" (4.89 x 3.64)

Fireplace with wooden mantel and hearth, double glazed window to the front, radiator, television point, understair storage cupboard, multi pane glazed door to the stairs. Wide arch to the:

Dining Room

10'7" x 8'0" (3.23 x 2.46)

Radiator, double multi pane doors to the conservatory.

Conservatory

9'5" x 8'5" (2.88 x 2.57)

With double glazed French doors to the rear garden.

Kitchen

10'7" x 6'8" (3.23 x 2.05)

Fitted with a range of modern white fronted units including base cupboards and drawers and matching wall mounted cupboards, contrasting worktops with space under for washing machine and dishwasher. Built in electric oven with four ring gas hob with extractor over, tiled splashbacks and space for fridge/freezer. Double glazed window to the rear. One and a quarter bowl stainless steel sink unit, wall mounted gas fired boiler.

First Floor Landing

Access to roof space. Built in airing cupboard with slatted shelving and further deep built in storage cupboard over the stair bulkhead.

Bedroom 2

10'9" x 7'3" (3.29 x 2.22)

Radiator, double glazed window to the rear and built in wardrobe.

Bedroom 1

14'4" x 8'9" (4.37 x 2.68)

Radiator, double glazed window to the front. Built in double wardrobe.

Bedroom 3

10'9" x 6'0" (3.28 x 1.84)

Radiator, double glazed window to the front.

Bathroom

5'1" x 4'8" (1.55 x 1.43)

Comprising panelled bath, pedestal wash hand basin, radiator, tiled splashbacks and obscure double glazed window.

Separate WC

5'2" x 2'2" (1.59 x 0.67)

Low level w.c. and obscure double glazed window.

Outside

The front of the property is laid to gravel for ease of maintenance.

Driveway to the side provides parking and access to the:

PROPERTY DESCRIPTION

Garage

16'4" x 7'9" (5 x 2.38)

Metal up and over door and personal door to the rear garden.

Rear Garden

Laid to lawn with flower borders and surrounded mainly by timber fencing.

Timber garden shed.

Patio area with water tap.

Description

This generously proportioned, gas centrally heated, three bedroom, semi detached house is situated just under a mile from Burnham on Sea town centre and sea front. The accommodation is presented over two floors and offers two reception rooms, kitchen with built in oven and hob, conservatory to the rear, three good bedrooms to the first floor with family bathroom and separate wc.

Externally, there is an open plan garden to the front, driveway to the side providing ample parking and an enclosed, lawned rear garden.

Directions

From the Esso Garage at the top of Love Lane, proceed out of Burnham along Love Lane taking the third turning left into St. Peters Road. Take the second turning right into Winchester Road where the property can be found on the right hand side

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. 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, Tamlyn & Sons up to 120 inc VAT

