



51 Conway Crescent  
Burnham-On-Sea, TA8 2UW  
Price £450,000



# PROPERTY DESCRIPTION

An attractive four/five bedroom detached house backing onto sports playing fields situated in a highly sought after residential location to the north of Burnham-on-Sea.

Entrance hall\* cloakroom\* lounge\* dining room\* conservatory\* snug\* study/bedroom 5\* kitchen/breakfast room\* utility room\* first floor landing\* four first floor bedrooms\* master en suite shower room\* family bathroom\* gas central heating\* upvc double glazed windows\* garage\* off street parking\* attractive gardens to the front and rear.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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

15'8" x 4'6" (4.80 x 1.38)

Stairs rising to the first floor.

### Cloakroom

Close coupled w.c., wash hand basin, wooden obscure window to the side and extractor fan.

### Lounge

15'9" plus window x 10'10" (4.81 plus window x 3.31)

Upvc double glazed square bay window, feature fire surround with timber mantel, gas fire and two multi pane doors to the:

### Dining Room

10'10" x 10'5" (3.32 x 3.18)

Mounted plate racks, two upvc double glazed French doors opening to the:

### Conservatory

10'0" x 8'9" (3.05 x 2.68)

Part brick and part aluminium framed double glazed construction. Tiled floor and two upvc double glazed French doors to the rear garden.

### Snug

7'11" x 7'2" (2.42 x 2.19)

Two upvc double glazed windows to the rear.

### Study/Bedroom 5

15'0" x 7'3" (4.59 x 2.22)

Upvc double glazed window to the front.

### Kitchen/Breakfast Room

13'6" x 10'4" (4.14 x 3.16)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit,

integrated double oven, electric hob and extractor fan, plumbing for dishwasher, space for fridge/freezer, two upvc double glazed windows to the rear.

### Utility Room

Fitted with wall and floor units, single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer and part glazed door to outside.

### First Floor Landing

#### Bedroom 1

15'1" to wardrobes x 11'1" (4.62 to wardrobes x 3.39)

Range of built in bedroom furniture, upvc double glazed window to the front.

#### En Suite Shower Room

5'3" x 5'0" (1.62 x 1.54)

Corner shower cubicle, close coupled w.c., pedestal wash hand basin and tiled walls. Extractor fan, heated towel rail.

#### Bedroom 2

14'7" maximum x 10'5" maximum (4.47 maximum x 3.20 maximum)

Three double built in wardrobes, upvc double glazed window to the front.

#### Bedroom 3

10'0" x 8'9" (3.07 x 2.67)

Upvc double glazed window to the rear with aspect over sports field.

#### Bedroom 4

9'3" x 7'6" (2.83 x 2.31)

Two double built in wardrobes, upvc double glazed window to the rear with aspect over sports field.

#### Family Bathroom

6'9" x 5'4" (2.06 x 1.64)

Comprising panelled bath, close coupled w.c. pedestal wash hand basin, part tiled walls, upvc double glazed obscured window to the rear.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is an open plan garden laid principally to lawn with attractive flower borders.

Driveway offering off street parking for two vehicles leading to the:

## Garage

15'11" x 7'7" (4.87 x 2.33)

With up and over door, light and power. Storage in eaves, window and part glazed door to outside.

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

## Rear Garden

Patio area, lawn area, garden shed, greenhouse and borders containing numerous bushes and shrubs. Further garden shed to the side of the property.

Outside tap and outside light.

## Description

This attractive detached house is situated in a highly sought after residential location to the north of Burnham-on-Sea and offers well planned, well appointed and highly flexible accommodation and benefits from backing onto sports playing fields.

The property briefly comprises entrance hall, lounge with double doors opening to the dining room which in turn opens to a good size conservatory. There is a kitchen/breakfast room, utility room, snug and a ground floor bedroom 5 /study. To the first floor there are four bedrooms with the master having an en suite shower room and there is a family bathroom. The property benefits from upvc double glazed windows, gas central heating and attractive well maintained gardens to the front and rear.

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

## Directions

Proceed along the Berrow Road passing the indoor swim and sports academy and just before the inland lighthouse take a right turn into Stoddens Road. Proceed down Stoddens Road taking the second left into Balmoral Drive. Proceed down Balmoral Drive taking the first right into Caernarvon Way. Proceed down Caernarvon Way taking the second left into Conway Crescent. Proceed down Conway Crescent bearing to the right. Follow the road around and 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
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

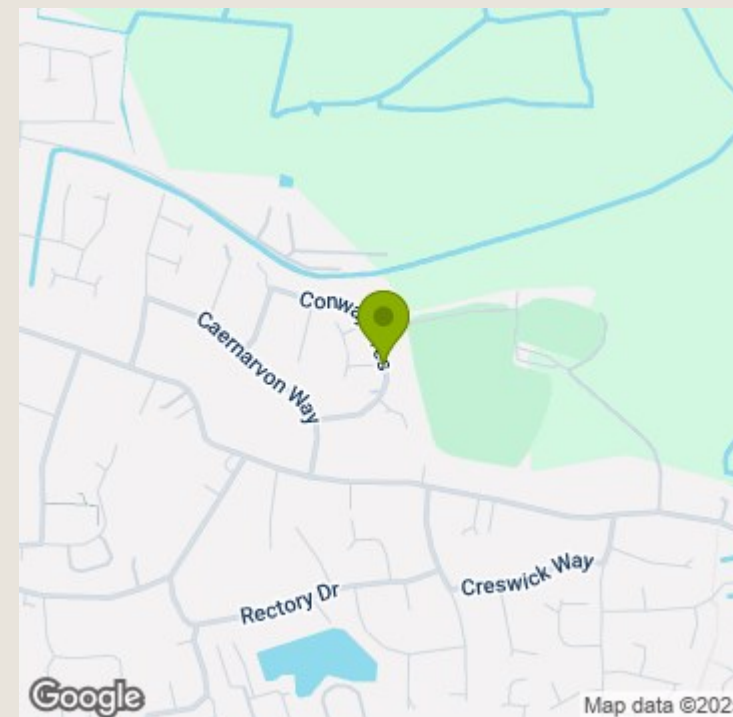
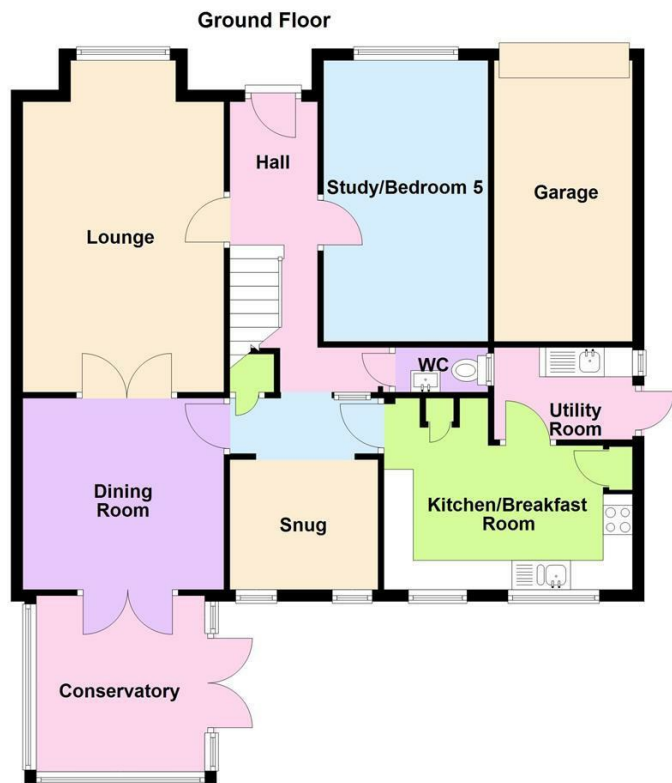
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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](mailto: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

