



36 Cunningham Road

Burnham-On-Sea, TA8 2TF

Price £185,000



PROPERTY DESCRIPTION

An opportunity to purchase a one bedroom gallery style house with attractive West facing garden to the rear and off street parking for multiple cars.

Open plan lounge/dining/kitchen area* first floor gallery style bedroom* bathroom* off street parking* enclosed garden to the rear.

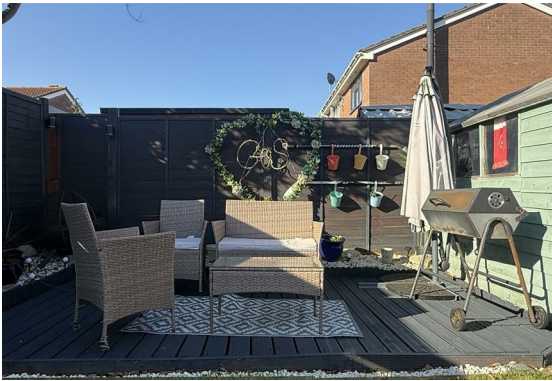
Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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)

Upvc double glazed door to:

Open Plan Lounge/Dining/Kitchen

22'6" x 13'6" (6.86m x 4.11m)

Lounge

Modern electric radiator, television point, stairs to the first floor and two upvc double glazed French doors opening to the rear garden. Feature flooring.

Kitchen/breakfast area

Upgraded and comprises a range of wall and floor units to incorporate integrated oven, hob and extractor fan, space for fridge and freezer, plumbing for automatic washing machine, pantry cupboard, breakfast bar and upvc double glazed window to the front.

First floor landing

Bedroom

Room for a double bed and Upvc double glazed window to the front with an aspect over the lounge area below.

Bathroom

7'10" x 4'9" (2.39 x 1.47)

Fitted with an upgraded suite comprising paneled bath with shower over, wall mounted vanity wash hand basin with cupboards below, close coupled w.c., access to roof space, upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden laid to lawn.

To the right hand side of the property is an area of off street parking for two vehicles.

Side gate gives access to the:

Garden

Lawn area, garden shed, borders containing plants and flowers. The garden enjoys a sunny aspect and is a particular feature of this property.

Description

The property is situated within a short walk of Tesco supermarket and within easy access of the town center and sea front.

This attractive end of terraced house is of a highly sought after design that briefly comprises an open plan lounge/dining/kitchen with the kitchen having been upgraded and well appointed. To the first floor there is a gallery style bedroom which overlooks the lounge and upgraded bathroom.

The property benefits from off street parking for two vehicles and attractive enclosed west facing garden to the rear.

Directions

Proceed out of Burnham-on-Sea along Love Lane towards the M5 junction 22 and at the roundabout beside Tesco supermarket take a left

PROPERTY DESCRIPTION

onto the continuation of Love Lane and take the next left into Hawley Way. Take the next left into Cunningham Road. Proceed down Cunningham Road where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric 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

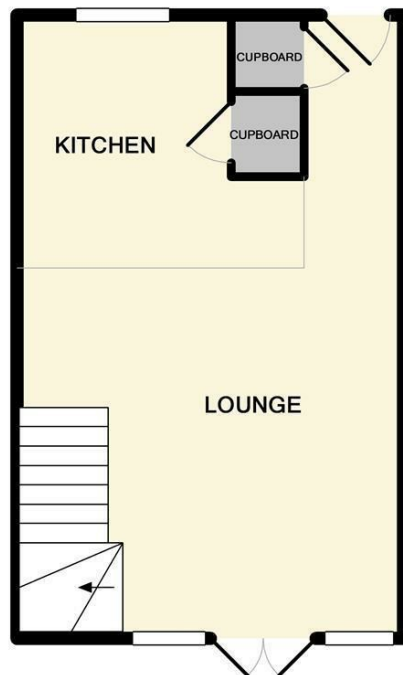
Flood Information:

flood-map-for-planning.service.gov.uk/location







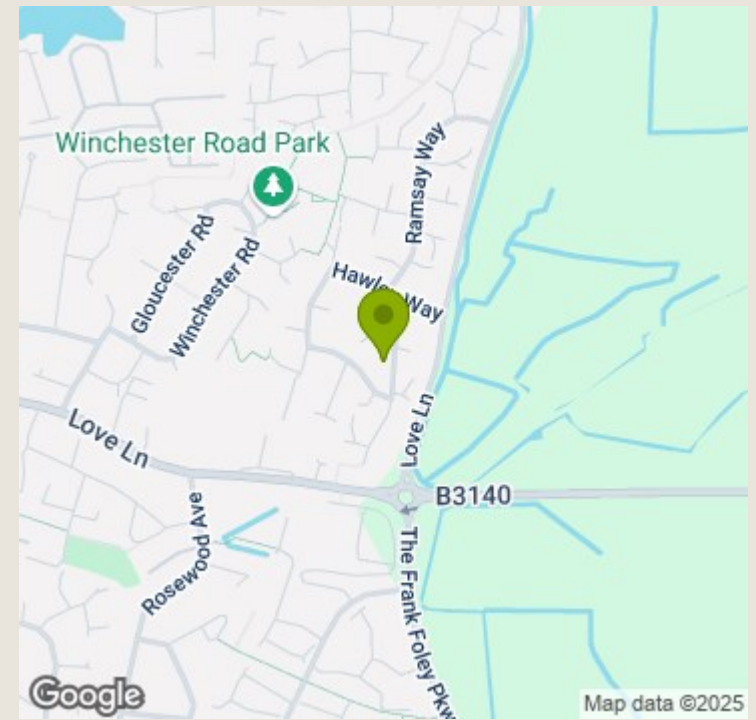


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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, Tamlyn's & Sons up to 120 inc VAT

