



12 Marine Drive

Burnham-On-Sea, TA8 1NQ

Price £195,000



PROPERTY DESCRIPTION

An end of terrace two bedroom house situated in a highly sought after residential location within close proximity of the Apex Park and within a short walk of Burnham-on-Sea town centre and sea front. In need of some modernisation and improvement.

Entrance hall* lounge* kitchen/diner* two bedrooms* bathroom* upvc double glazing* gas central heating* low maintenance gardens to the front and rear* designated off street parking for two vehicles* must be seen.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		



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Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

6'5" x 3'6" (1.98 x 1.07)

Upvc double glazed window to the front and door to the:

Lounge

14'7" x 12'11" (4.47 x 3.94)

Double glazed window to the front. Stairs rising to the first floor and understair storage cupboard. Feature fire surround.

Kitchen/Diner

12'10" x 8'2" (3.92 x 2.49)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge and freezer, cooker point, plumbing for automatic washing machine, wall mounted gas boiler supplying domestic hot water and radiators, double glazed window to the rear and double glazed door to the rear garden.

First Floor Landing

Loft access.

Bedroom 1

11'7" x 9'6" (3.55 x 2.92)

Two built in wardrobes and upvc double glazed window to the front.

Bedroom 2

11'2" x 7'3" (3.42 x 2.23)

Double glazed window to rear, radiator.

Bathroom

8'0" x 4'9" (2.45 x 1.47)

White suite comprising panelled bath, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to rear.

Outside

To the front of the property is an open plan garden laid for ease of maintenance. Pathway leading to the front door.

To the left hand side of the property is a side gate giving access to the:

Rear Garden

Laid for ease of maintenance with bushes and shrubs.

Access gate opens to the designated area of off street parking for two vehicles.

Description

This attractive end of terrace house is situated in a highly sought after residential location within close proximity of the Apex Park and within a short walk of Burnham-on-Sea town centre and sea front.

The property is in need of some modernisation and improvement and

PROPERTY DESCRIPTION

offers a great opportunity for an individual to put their own mark on this ever popular design of property.

The property briefly comprises entrance hall, lounge, kitchen/diner, two bedrooms and bathroom.

Directions

From Burnham-on-Sea town centre proceed through the traffic lights at the end of the High Street taking a left turn onto Marine Drive. Proceed down Marine Drive towards the end of the road where the property will be found 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

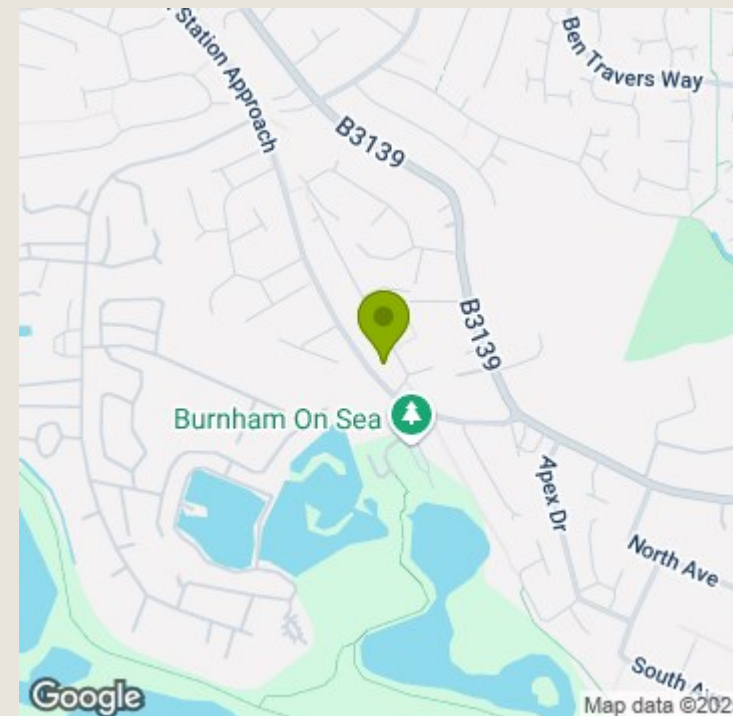
Flood Information:

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. 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

