



11 Heal Close

Burnham-On-Sea, TA8 1JG

Price £219,950





# PROPERTY DESCRIPTION

A modern, two bedroom semi detached house, situated in a convenient, sought-after, residential location on the outskirts of Burnham on Sea town centre.

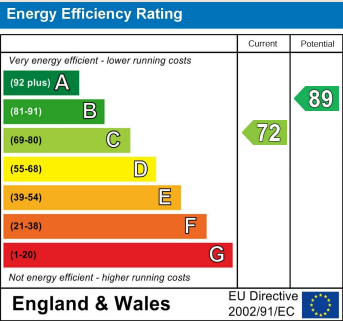
Entrance hall\* Lounge\* Modern kitchen\* Conservatory\* Two bedrooms (both with fitted wardrobes\* Shower room\* Gas central heating with combination boiler\* Double glazing\* Low maintenance front garden\* Parking to the side\* Enclosed, lawned rear garden\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed entrance door with decorative glazed panel to:

### Entrance Hall

Stairs to the first floor. Radiator and door to the:

### Lounge

13'3" x 9'5" average (4.04 x 2.88 average)

Double glazed window to the front, understair recess, radiator, understair storage cupboard and folding sliding door to the:

### Kitchen

12'6" x 6'8" (3.82 x 2.05)

Fitted with a range of white fronted base cupboard and drawers with matching wall mounted cupboards, contrasting worktops with space under for washing machine and fridge, eye level electric oven, four ring electric hob, stainless steel single drainer sink unit, tiled splashbacks, double glazed window and door to the:

### Conservatory

12'6" x 8'5" (3.82 x 2.57)

Double glazed construction on a dwarf wall. Radiator and French doors to the rear garden.

### First Floor Landing

Double glazed window and access to loft space. Airing cupboard with Ideal gas fired combination boiler and slatted shelving.

## Bedroom 1

10'4" x 9'1" (3.16 x 2.78)

Double glazed window to the front, radiator, fitted wardrobe with hanging rail and shelving.

## Bedroom 2

8'9" x 6'0" (2.67 x 1.85)

Double glazed window to the rear, radiator and fitted wardrobe with louvred doors, hanging rail and shelving.

## Shower Room

5'10" maximum x 5'2" (1.78 maximum x 1.59)

White suite comprising corner shower cubicle with wall mounted shower, pedestal wash hand basin and low level w.c. Tiled splashbacks and obscured double glazed window. Heated towel rail.

## Outside

The garden area to the front is paved for ease of maintenance.

Driveway to the side provides parking for two vehicles in tandem.

Wooden gate gives access to the:

## Rear Garden

Laid to lawn with patio, two garden sheds and is enclosed by timber fencing.

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This modern, two bedroom semi detached house is situated in a cul de sac in a sought after residential location, approximately one and a half miles from Burnham on Sea town centre and beach. Also conveniently situated for the commuter with the M5 motorway interchange, Junction 22 at Edithmead being under three miles away.

The property is presented in good order throughout and would appear to be ideal for the first time buyer or as a buy to let opportunity.

The accommodation briefly comprises: Entrance hall, lounge with understairs recess, modern kitchen with built in oven and hob and conservatory. To the first floor there are two bedrooms and a shower room. The property is enhanced by gas fired central heating and double glazing.

Outside, the open plan front garden is laid for ease of maintenance, driveway to the side provides parking and gives access via a gate to the rear garden with is enclosed and mainly laid to lawn.

## Directions

From the Esso Garage at the top of Love Lane, proceed out of the town along Love Lane. Take the third exit off the roundabout by Tesco Supermarket onto Frank Foley Parkway. Proceed to the mini roundabout and take the third exit onto Wallace Wells Road. Take the first right in Heal Close and proceed through the cul de sac where number 11 can be found tucked away in the left hand corner.

## 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)



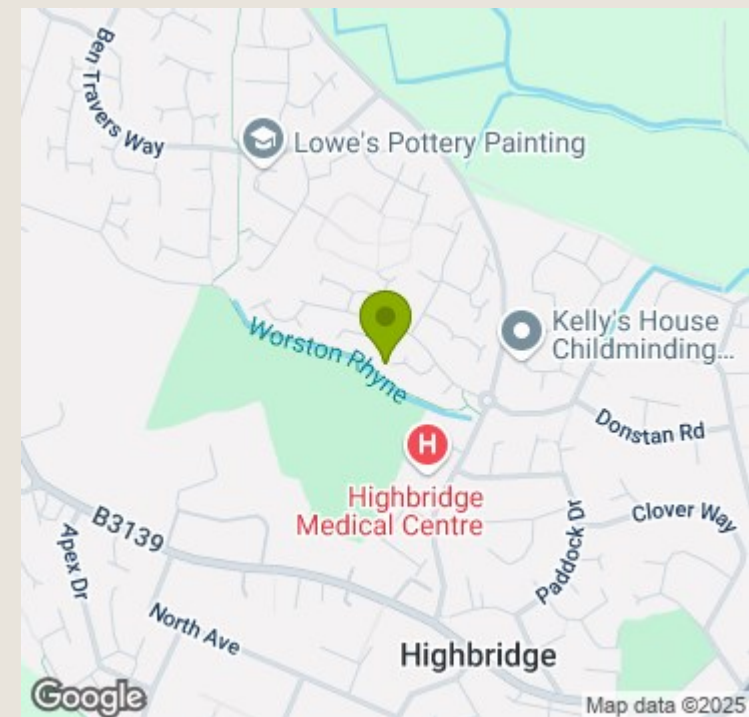












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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.
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