



19 Holm Close

Burnham-On-Sea, TA8 1NJ

Price £395,000



PROPERTY DESCRIPTION

An attractive detached four bedroom house situated in a highly sought after cul-de-sac location set in a prime corner plot located on a sought after development with easy access to The Apex park, sea front and town centre.

Entrance hall* cloakroom* lounge* dining room* lean to/conservatory* kitchen* first floor landing* four bedrooms* shower room* upvc double glazed windows* gas central heating* garage* carport* off street parking for three/four vehicles* mature enclosed garden to the rear. Offered in good order throughout.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance hall

Stairs rising to the first floor. Understair cupboard and door to the lean to/conservatory.

Cloakroom

Corner wash hand basin and close coupled w.c. Upvc double glazed obscured window to the rear.

Lounge

16'6" x 12'6" (5.04 x 3.83)

Upvc double glazed bow window to the front. Upvc double glazed window to the side and television point. Door to the:

Dining Room

14'1" x 9'7" (4.30 x 2.93)

Upvc double glazed window to the front. Archway to the:

Kitchen

12'0" x 8'6" (3.67 x 2.61)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing and dishwasher, electric cooker point and space for fridge and freezer. Upvc double glazed window to the rear and upvc double glazed door to the side driveway.

Lean to/Conservatory

13'3" x 7'9" approximately (4.04 x 2.38 approximately)

Of single glazed aluminium construction with two sliding doors opening to the rear garden.

First Floor Landing

Upvc double glazed window, loft access and cupboard housing the gas combination

boiler supplying domestic hot water and radiators. Storage cupboard.

Bedroom 1

12'2" x 10'8" (3.71 x 3.27)

Built in wardrobes, built in storage cupboard and upvc double glazed window to the front.

Bedroom 2

11'1" x 10'8" (3.38 x 3.26)

Upvc double glazed window to the front.

Bedroom 3

11'1" x 7'7" (3.38 x 2.32)

Upvc double glazed window to the rear.

Bedroom 4

8'7" x 7'9" (2.63 x 2.37)

Built in storage cupboards and upvc double glazed window to the side.

Shower Room

6'8" x 6'1" (2.04 x 1.86)

Recently installed and comprising low level access shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. Part tiled walls and part low maintenance walling. Heated towel rail and upvc double glazed obscured window to the front.

Outside

To the front and left hand side of the property is an area of open plan garden laid principally to lawn with bushes and shrubs.

To the right hand side of the property is a driveway offering off street parking and two wrought iron gates give access to the:

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Carport

18'4" x 8'1" maximum (5.61 x 2.48 maximum)

Upvc double glazed door to the rear garden.

Garage

16'5" x 8'1" (5.02 x 2.48)

With up and over door, light and power. Window to the rear and part glazed door to the rear garden.

Rear Garden

Enclosed and mainly walled being laid principally to lawn with bushes and shrubs.

Garden pond, outside tap and outside light.

The gardens are a particular feature of the property making a full inspection essential.

Description

This attractive detached house is situated in a highly sought after residential location offering easy access to The Apex park as well as the miles of sandy beach and town centre.

The property briefly comprises good sized entrance hall with cloakroom lounge, dining room, lean to/conservatory and kitchen. To the first floor there is a landing, four bedrooms and a recently installed shower room.

The property benefits from gas central heating from a combination boiler, upvc double glazed windows, long driveway with carport and garage.

To the rear of the property is an attractive mature enclosed garden which is mainly walled and is a particular feature of the property.

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

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and take a right turn into Abington Street. Proceed to the end of Abingdon Street and at the traffic lights take a left turn onto Marine Drive. Proceed down Marine Drive taking a right turn into Lundy Drive. Proceed down Lundy Drive turning right into Holm Close 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

checker.ofcom.org.uk/en-gb/broadband-coverage

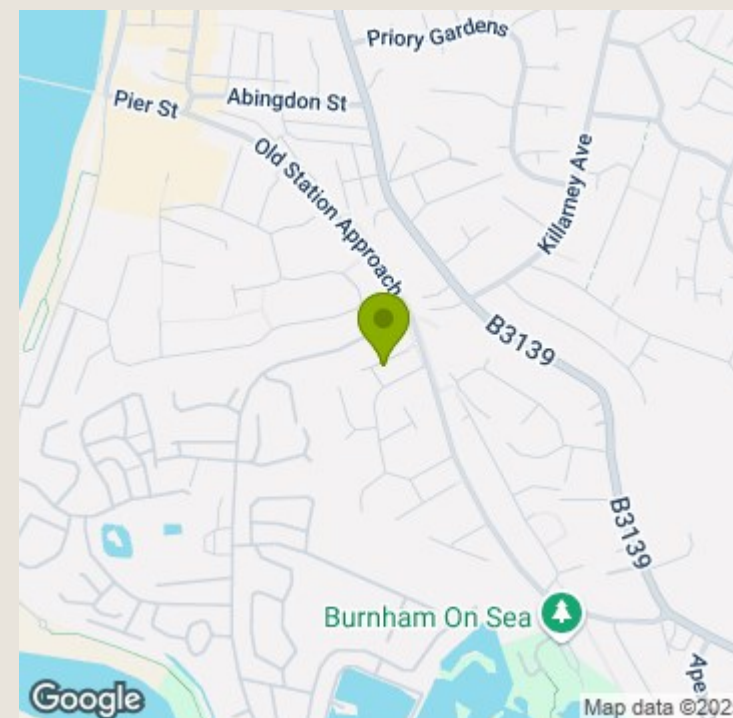
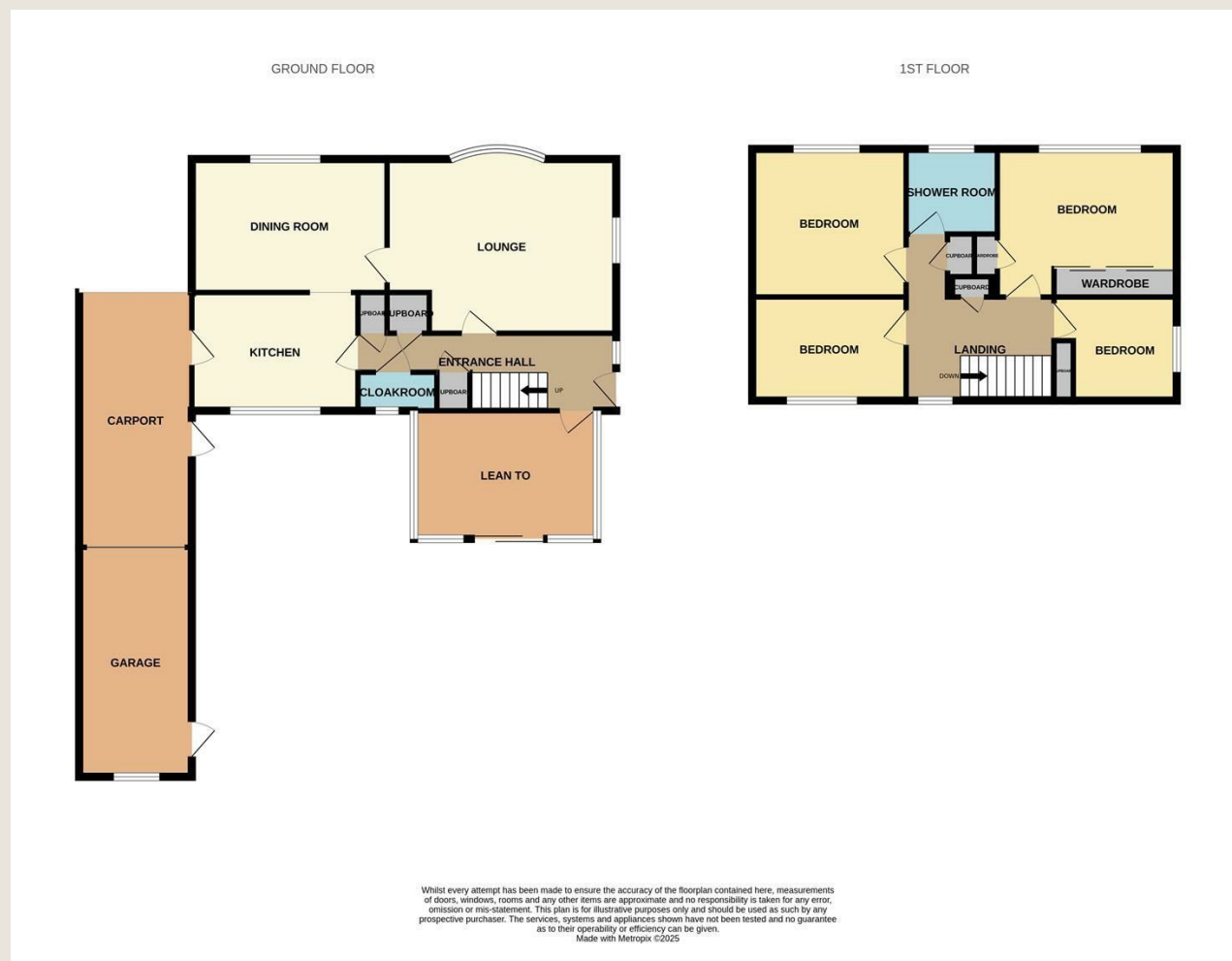
Flood Information:

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, Tamlyn's & Sons up to 120 inc VAT

