



33 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £235,000



PROPERTY DESCRIPTION

A well maintained three bedroom , two reception terraced house situated in a sought after residential location within walking distance of Burnham-on-Sea town centre and sea front with the benefit of gas central heating, upvc double glazed windows offering highly flexible living accommodation with the potential to create a ground floor bedroom should it be required.

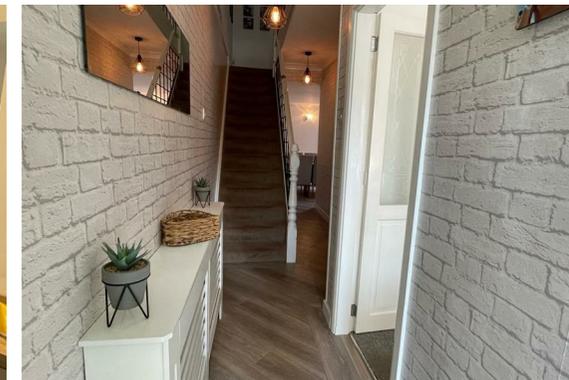
Entrance porch* entrance hall* lounge* dining room* utility* cloakroom* beautifully appointed kitchen* first floor landing* three bedrooms* bathroom with both bath and shower* gas central heating* upvc double glazed windows* excellent decorative order throughout* must be seen.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with patterned inset opening to the:

Entrance Porch

Part glazed door to the:

Entrance Hall

Stairs rising to the first floor with feature balustrade, understair recess.

Lounge

15'3" maximum x 12'7" (4.67 maximum x 3.84)

Upvc double glazed bay window to the front, feature hearth and recess, television point.

Dining Room

10'5" x 10'0" (3.18 x 3.05)

Upvc double glazed window to the side.

Kitchen

13'7" maximum x 9'11" maximum (4.15 maximum x 3.04 maximum)

Re-fitted with a range of "Wren" units to incorporate integrated gas hob with extractor hood over, integrated oven, integrated dishwasher, space for fridge/freezer, one and a half bowl drainer sink unit, two upvc double glazed French doors opening to the rear garden.

Utility Room

10'5" x 7'4" maximum (3.20 x 2.26 maximum)

Single drainer sink unit, plumbing for automatic washing machine and

space for tumble dryer. Worktop, wall units and upvc double glazed window to the side. Upvc double glazed door to outside.

Cloakroom

Comprising low level w.c. and extractor fan.

First Floor Landing

Feature balustrade and cupboard housing the gas combination boiler supplying domestic hot water and radiators. Access to roof space.

Bedroom 1

13'3" x 9'1" (4.06 x 2.79)

Upvc double glazed window to the front.

Bedroom 2

11'1" x 10'2" (3.40 x 3.12)

Feature fireplace and upvc double glazed window to the rear.

Bedroom 3

10'2" x 6'7" plus recess (3.10 x 2.03 plus recess)

Upvc double glazed window to the front.

Bathroom

10'0" x 7'4" (3.05 x 2.24)

Re-fitted with an attractive suite comprising panelled bath with side taps, good size shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is a brick boundary wall with a front garden area laid for ease of maintenance.

Rear Garden

Enclosed low maintenance garden with rear pedestrian access gate.

Description

This attractive ever popular style of property is situated in a convenient location close to local amenities.

The property briefly comprises entrance porch, lounge, dining room with utility and cloakroom off (this room offers the potential to create a ground floor bedroom with en suite shower room should it be required). The property also benefits from having a beautifully appointed kitchen and to the first floor there are three bedrooms and a bathroom with bath and shower.

The property benefits from gas central heating, upvc double glazed windows and is offered in excellent order throughout.

Must be seen to be fully appreciated.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and prior to the Catholic Church on the right hand side take a right turn into Lynton

Road. Proceed along Lynton Road and the property will be seen on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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. Berrymans 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

