



7 Cowan Close

Burnham-On-Sea, TA8 2TG

Price £165,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

A well maintained one bedroom end of terrace house situated in a sought after cul-de-sac location close to local amenities.

Entrance hall\* open plan kitchen/dining/lounge\* double bedroom\* bathroom\* upvc double glazed windows\* gas central heating\* enclosed low maintenance sunny aspect garden to the rear\* designated off street parking. Must be seen.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating:



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

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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Upvc double glazed window to the side. Part glazed door to the:

### Open Plan Lounge/Dining/Kitchen

22'2" x 13'2" (6.78 x 4.03)

The kitchen area is fitted with a modern range of wall and floor units to incorporate one and a half bowl drainer sink unit, gas cooker point, extractor hood, plumbing for automatic washing machine and dishwasher, space for fridge, tiled floor, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the front.

To the rear of the lounge/dining area are two upvc double glazed French doors opening to the rear garden and stairs rising to the first floor.

### First Floor Landing

Opening to the:

### Bedroom

12'9" x 8'0" (3.90 x 2.44)

Open fronted wardrobe and upvc double glazed window to the front.

### Bathroom

7'4" x 4'6" (2.24 x 1.38)

Comprising panelled bath with shower over, close coupled w.c. pedestal wash hand basin and 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 with mature tree.

To the right hand side of the property is a pathway leading to a side gate which leads to the:

### Rear Garden

Measuring approximately 30ft in length and being laid for ease of maintenance and enjoying a sunny aspect. Garden shed.

### Directions

Proceed out along Love Lane towards the M5 junction 22 and at the roundabout beside the Tesco supermarket take a left onto a continuation of Love Lane. Take a left into Hawley Way and proceed down Hawley Way passing Cunningham Road where Cowan Close will be found a little further along on the left hand side. Upon entering the cul-de-sac the property will be found on the right.

### Description

This attractive ever popular designed one bedroom house is situated in a popular cul-de-sac location has been well maintained and briefly comprises entrance hall, open plan lounge/dining/kitchen. To the first floor there is a landing, double bedroom and bathroom.

The property benefits from gas central heating with a modern combination boiler, upvc double glazed windows, a sunny aspect enclosed garden to the

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rear laid for ease of maintenance and designated off street parking.

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

## **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.
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

