



42 Ashcott Drive

Burnham-On-Sea, TA8 1HT

Price £287,500



PROPERTY DESCRIPTION

A well maintained three bedroom (one ground floor) semi detached chalet style bungalow situated in a sought after cul-de-sac location within close proximity of Burnham-on-Sea town centre and sea front.

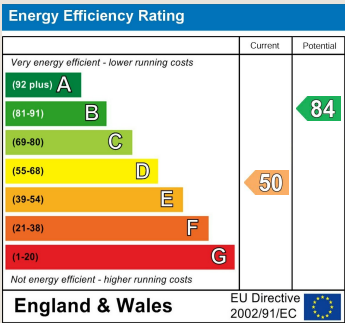
Entrance hall* lounge/dining room* kitchen/breakfast room* bathroom* ground floor bedroom* two first floor bedrooms* garage* gardens and ample off street parking.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge/Diner

26'9" x 10'11" maximum (8.17 x 3.35 maximum)

Upvc double glazed windows to the front and rear. Feature fire surround and television point.

Kitchen/Breakfast Room

13'3" x 9'8" (4.05 x 2.97)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, space for electric cooker with extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, pantry, understair storage cupboard with gas boiler supplying domestic hot water and radiators. Upvc double glazed door to outside.

Ground Floor Bedroom 3

9'9" x 9'7" (2.98 x 2.93)

Upvc double glazed window to the front.

Ground Floor Bathroom

6'0" x 5'0" (1.84 x 1.53)

Comprising panelled bath, close coupled w.c., pedestal wash hand basin and tiled walls. Light/shaver point, electric wall heater and upvc double glazed obscured window to the rear.

First Floor Landing

Access to eaves storage with light, storage cupboard and upvc double glazed window to the side.

Bedroom 1

13'8" x 10'9" maximum (4.18 x 3.28 maximum)

Wall length storage cupboards, further storage cupboard and upvc double glazed window to the rear.

Bedroom 2

12'3" x 7'5" (3.75 x 2.28)

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

Outside

To the front of the property is a low boundary fence with the garden being laid for ease of maintenance with borders containing shrubs and bushes.

To the right hand side of the property is a driveway offering off street parking for three to four vehicles and leads to the:

Good Size Garage

22'3" x 9'4" approximately (6.80 x 2.85 approximately)

Two wooden opening doors.

Rear Garden

Laid for ease of maintenance with borders containing shrubs and bushes.

PROPERTY DESCRIPTION

Description

This attractive semi detached chalet style bungalow is situated in a sought after cul-de-sac location and briefly comprises entrance hall, good size lounge/diner, well appointed kitchen/breakfast room, ground floor bedroom and ground floor bathroom. To the first floor there are two good size bedrooms.

The property benefits from gas central heating, upvc double glazed windows, good size garage and off street parking for three/four vehicles.

Offered in good order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed down Rosewood Avenue and a left into Rosewood Drive. Proceed down Rosewood Drive turning right into Ashcott Drive and the property will be found 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:

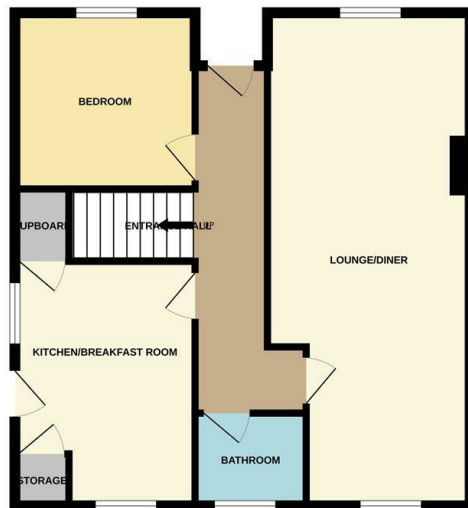
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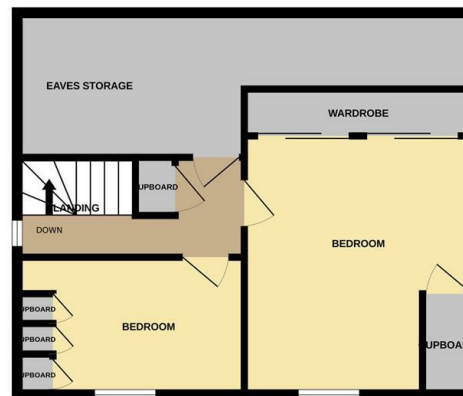




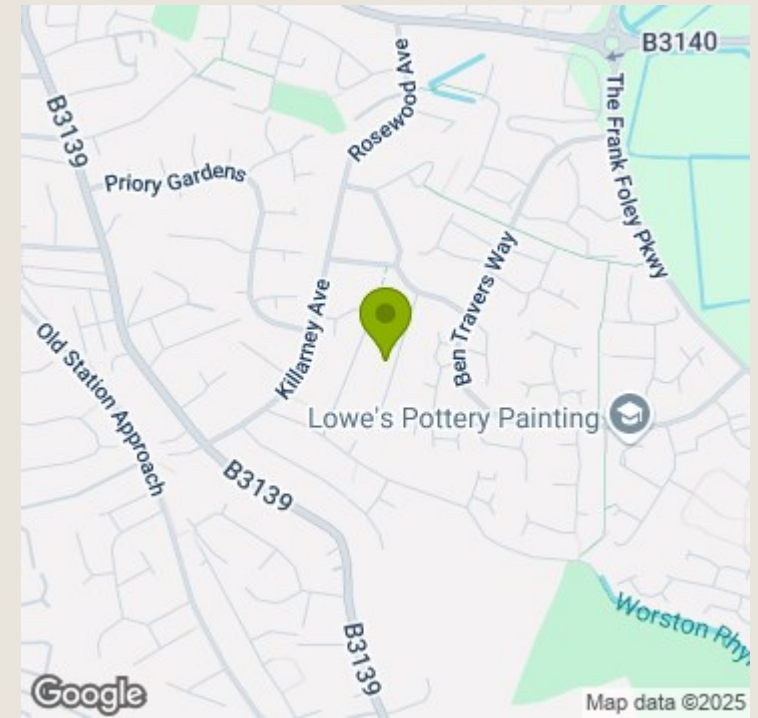
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

