



15 Hawkins Close

Burnham-On-Sea, TA8 2TN

Price £250,000





# PROPERTY DESCRIPTION

An upgraded and improved two bedroom semi detached bungalow situated in a tucked away location in a popular cul-de-sac within close proximity of local amenities.

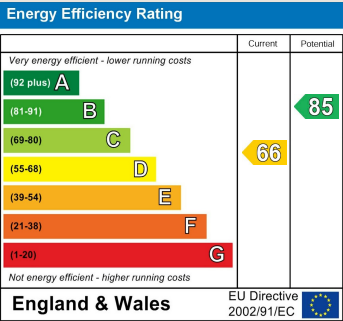
Entrance porch\* lounge\* upgraded kitchen with conservatory/dining room off\* two bedrooms\* bathroom\* gas central heating\* upvc double glazed external windows\* garage\* off street parking and sunny aspect garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Porch

4'3" x 3'4" (1.30 x 1.02)

Block and upvc double glazed construction with multi pane door to the:

### Lounge

16'1" x 10'6" (4.92 x 3.22)

Feature fire surround with electric fire, television point and upvc double glazed window to the front.

### Kitchen

10'2" x 8'5" (3.12 x 2.57)

Fitted with an upgraded range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, single sink drainer unit, plumbing for automatic washing machine, space for fridge/freezer, wooden window to the conservatory.

### Conservatory/Dining Room

10'7" x 7'4" (3.23 x 2.24)

Part block and part upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

### Inner Hallway

Storage cupboard and access to the roof space.

### Bedroom 1

12'2" x 10'9" (3.71 x 3.29)

Upvc double glazed window to the rear.

### Bedroom 2

8'8" x 8'0" (2.66 x 2.44)

Upvc double glazed window to the front.

### Bathroom

6'6" x 5'8" (2.00 x 1.75)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls, heated towel rail and upvc double glazed obscured window to the side.

### Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Situated at the front of the property is a:

### Garage

With up and over door.

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

### Rear Garden

Good size patio area, border containing shrubs and bushes. Outside tap.

# PROPERTY DESCRIPTION

## Description

This attractive semi detached bungalow has been upgraded and improved over the years to offer well planned, well appointed living accommodation that briefly comprises entrance porch, lounge with feature fireplace, upgraded kitchen with good size conservatory/dining room off, two bedrooms and an upgraded bathroom.

The property benefits from gas central heating, upvc double glazed windows, garage, off street parking and is offered in excellent decorative order throughout making a full inspection essential.

## Directions

From the junction at Love Lane and Oxford Street beside the Esso service station proceed along Love Lane towards the M5. At the roundabout beside Tesco supermarket take a left turn into Hawley Way. Proceed to the end of Hawley Way turning left into Grenville Road. Proceed down Grenville Road where Hawkins Close will be found on the right hand side. Proceed down Hawkins Close to the end of the cul-de-sac and the property will be found in the right 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)







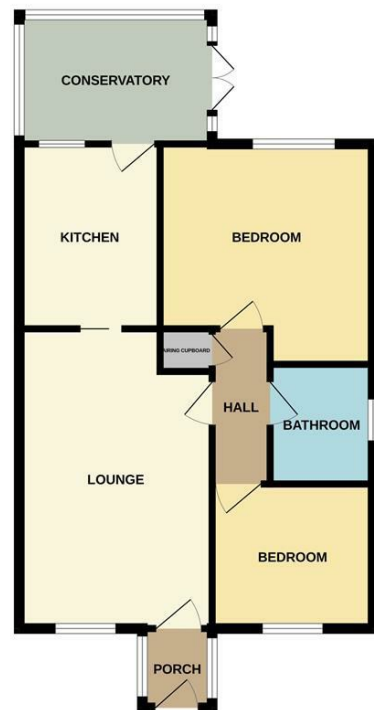




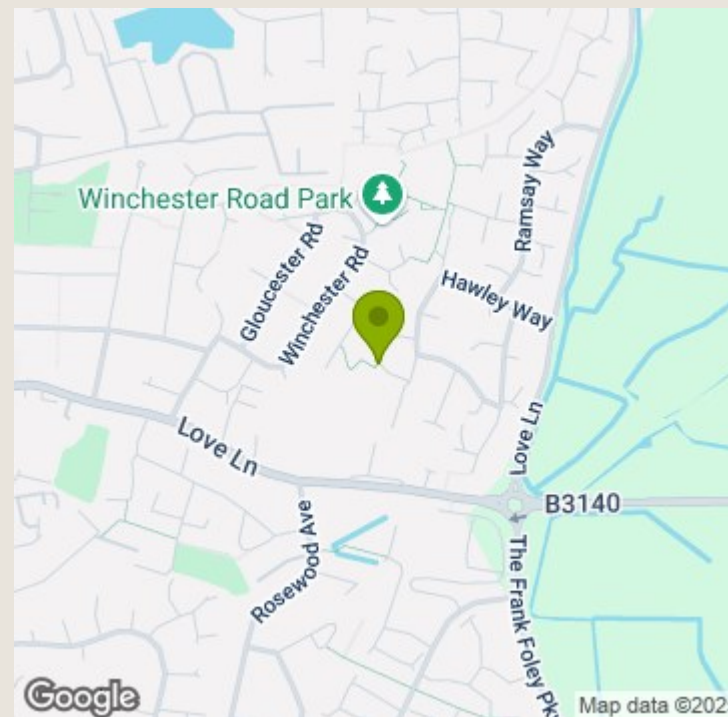




GROUND FLOOR



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. Made with Hoxpex ©2025



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. 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

