



36 Worston Lane

Burnham-On-Sea, TA8 1LY

Offers In Excess Of £200,000





# PROPERTY DESCRIPTION

A three bedroom terraced house situated in a convenient location close to local amenities with the benefit of two bathrooms (one ground floor), good size rear garden and parking to the front.

Entrance hall\* lounge\* kitchen\* utility\* kitchen\* ground floor bathroom\* three first floor bedrooms\* further first floor bathroom\* gardens and parking.

## Local Authority

Somerset Council Council Tax Band: B

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		
England & Wales		
EU Directive 2002/91/EC		



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Aluminium framed double glazed door to the:

### Lobby

Of single brick construction with front door leading to the:

### Entrance Hall

Stairs to the first floor.

### Ground Floor Bathroom

6'1" x 5'10" (1.87 x 1.78)

Comprising white suite of panelled bath with shower over, wash hand basin and w.c. Radiator, double glazed obscured window.

### Lounge

16'11" x 11'6" (5.17 x 3.53)

Feature fireplace with electric inset, double glazed window to the front, laminate flooring, radiator and archway leading to the kitchen and sliding door to the dining area.

### Dining Area

11'9" x 11'3" (3.60 x 3.43)

Double doors to the lean to which in turn leads to the rear garden. Door to the utility.

### Utility

11'9" x 6'9" (3.6 x 2.06)

Hard floor, space and plumbing for two appliances, wooden framed windows and stainless steel sink. Door to the rear garden.

### Kitchen

11'1" x 8'8" (3.39 x 2.65)

Laminate flooring, worktops, space for single fridge and small freezer and double glazed window looking onto the garden. Radiator and understair storage.

### First Floor Landing

Double glazed window overlooking the garden.

### Bedroom 1

11'3" x 10'11" (3.44 x 3.33)

Double glazed window to the front. Radiator.

### Bedroom 2

Double glazed window to the front, radiator. Two storage cupboard with one housing the water tank and the other housing the boiler.

### Bedroom 3

9'1" x 8'1" (2.78 x 2.48)

Double glazed window overlooking the garden, radiator.

### Bathroom

7'3" x 4'11" (2.23 x 1.52)

Comprising bath, wash hand basin and w.c. Obscure double glazed window and radiator. Half tiled walls.

### Outside

To the front of the property is an area of off street parking surrounded by shrubs and bushes.

# PROPERTY DESCRIPTION

## Rear Garden

Of a good size with borders containing numerous shrubs and bushes.  
Garden shed and greenhouse.

## Description

This older style terraced family home offers deceptively sized accommodation and briefly comprises entrance hall, lounge with dining area. Kitchen with utility room and ground floor bathroom. To the first floor there are three bedrooms and a first floor family bathroom. There is off street parking to the front for two vehicles and enclosed garden to the rear.

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 Oxford Street passing the catholic Church on the right hand side. Before the Lighthouse Inn on the right take a left turn into Killarney Avenue. Take the next right into Worston Lane.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Not 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)

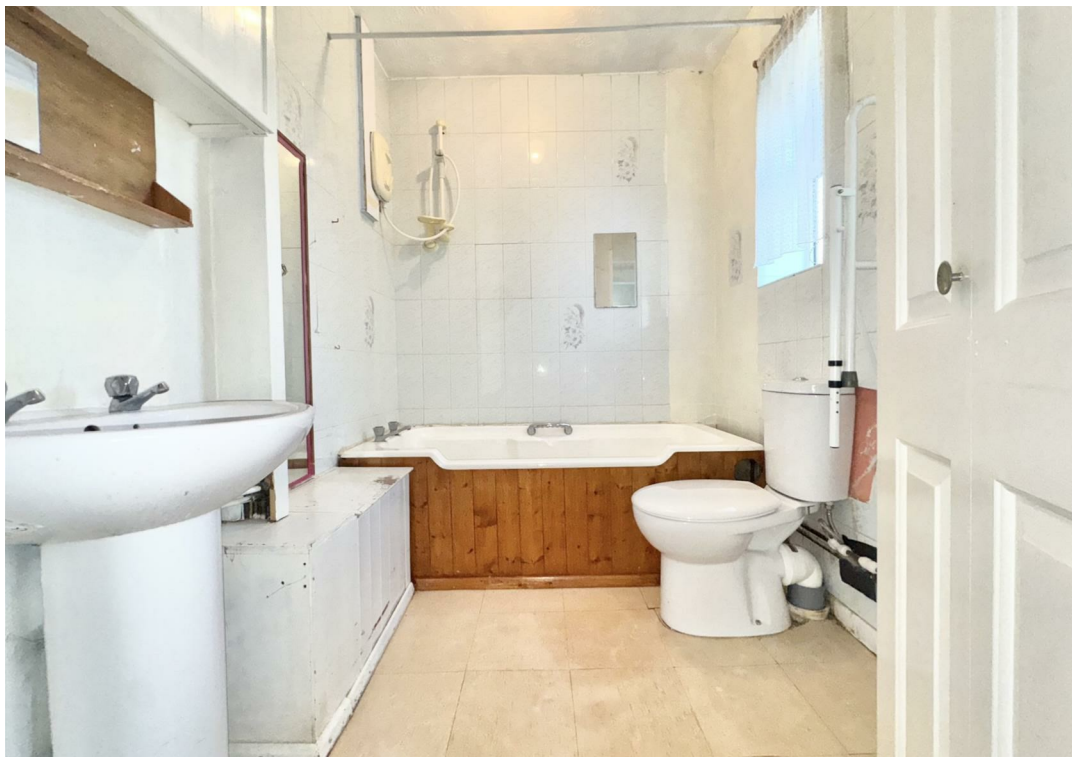
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





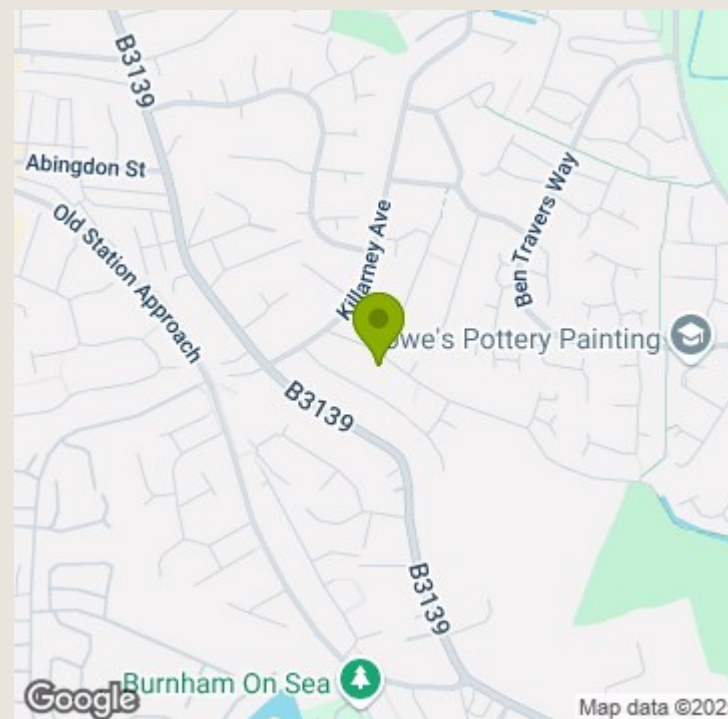
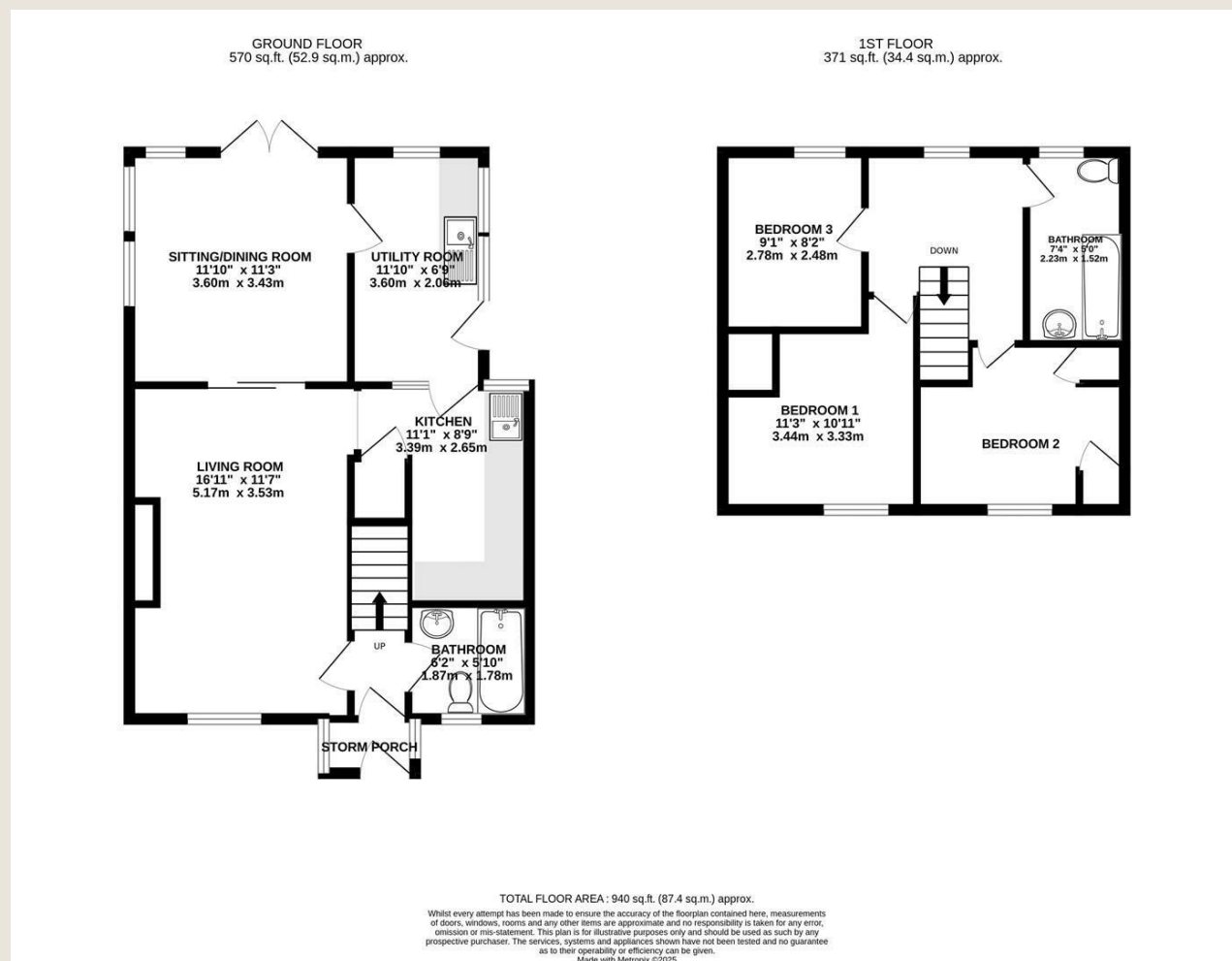












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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. 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

