



14 Woodfield Close

Burnham-On-Sea, TA8 1QL

Price £215,000



PROPERTY DESCRIPTION

An attractive modern two bedroom semi detached house situated in a sought after cul-de-sac location set in a prime corner plot with designated off street parking for two vehicles, gas central heating, upvc double glazing.

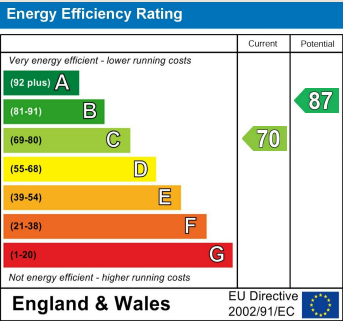
Lounge/dining room* upgraded kitchen* two first floor bedrooms* shower room* gas central heating* upvc double glazing* good size enclosed corner garden* designated off street parking for two vehicles.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Lounge/Diner

17'7" maximum x 16'0" maximum (5.37 maximum x 4.89 maximum)

L shaped with upvc double glazed box bay window to the side and upvc double glazed window to the rear. Upvc double glazed French doors opening to the rear garden. Stairs rising to the first floor.

Kitchen

7'6" x 5'11" (2.30 x 1.81)

Fitted with an attractive range of wall and floor units to incorporate integrated gas cooker point, extractor fan, space for fridge and plumbing for automatic washing machine. Upvc double glazed window to the front.

First Floor Landing

Access to roof space. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upvc double glazed window to the front.

Bedroom 1

9'5" maximum x 8'9" (2.88 maximum x 2.69)

Built in wardrobes and upvc double glazed window to the rear.

Bedroom 2

11'11" x 6'0" (3.65 x 1.83)

Upvc double glazed window to the rear. Overstair storage cupboard.

Shower Room

5'8" x 5'2" (1.73 x 1.60)

Tiled shower cubicle, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, heated towel rail and extractor fan. Upvc double glazed obscured window to the front.

Outside

The property is set in a corner plot with access gate to the rear garden.

Two designated off street parking spaces.

Rear Garden

50 maximum x 40 maximum (15.24m maximum x 12.19m maximum)

Lawn area, patio area, shed, vegetable garden.

The gardens are enclosed and are a particular feature of this attractive property.

Description

This attractive two bedroom semi detached house is situated in a sought after location close to local amenities set in a prime corner plot with the benefit of off street parking directly in front of the property.

The property benefits from gas central heating, upvc double glazed windows, upgraded kitchen and shower room.

An early application to view is strongly recommended by the vendors

PROPERTY DESCRIPTION

selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street onto the Highbridge/Burnham Road. Proceed left opposite the Lighthouse Inn into Killarney Avenue. Take the first right into Worston Lane and at the end of Worston Lane take a left into Woodfield Close. Proceed down Woodfield Close bearing right and the property will be found in front of you.

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

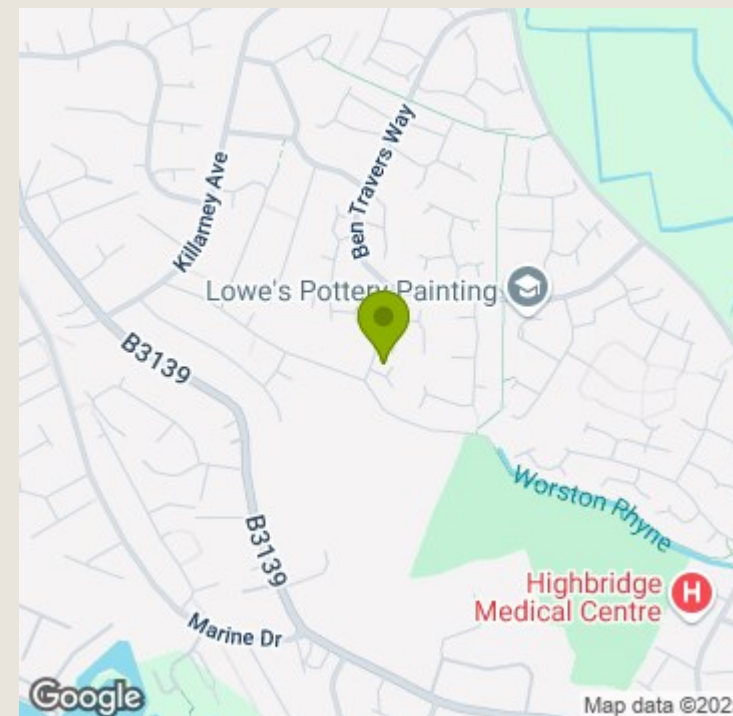








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

