



15 Mendip Way

Burnham-On-Sea, TA8 1HL

Offers Over £200,000



PROPERTY DESCRIPTION

A three bedroom terraced house situated in a convenient location close to local amenities in need of some modernisation and improvement works.

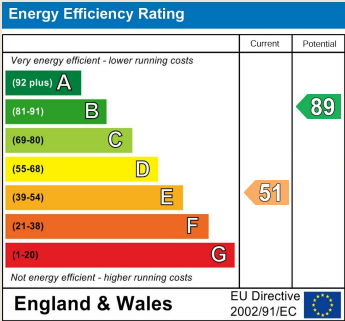
Entrance porch* entrance hall* cloakroom* lounge* dining room* kitchen with rear porch and store off* three first floor bedrooms* bathroom* double glazed windows* part electric heating* enclosed low maintenance garden to the rear with aspect over playing fields to the front.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscure door to the:

Entrance Porch

Further upvc double glazed door to the:

Entrance Hall

Night storage heater, stairs rising to the first floor, understair storage recess.

Cloakroom

Comprising low level w.c., wash hand basin, high level upvc double glazed obscured window to the front.

Lounge

13'10" x 12'4" (4.23 x 3.76)

Double glazed window to the rear. Night storage heater and sliding door to the:

Kitchen

11'2" x 8'9" (3.41 x 2.67)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for electric cooker, plumbing for automatic washing machine, pantry and double glazed window to the rear. Double glazed obscured door to the:

Rear Porch

7'4" x 3'7" (2.24 x 1.10)

Tiled floor and double glazed obscured door to outside. Door to the:

Storage Room

7'3" maximum x 6'11" maximum (2.22 maximum x 2.12 maximum)

L shaped.

First Floor Landing

Storage cupboard and access to roof space.

Bedroom 1

13'5" maximum x 10'9" (4.11 maximum x 3.28)

Double built in wardrobe, airing cupboard, storage heater.

Bedroom 2

10'9" x 9'8" (3.28 x 2.96)

Double built in wardrobe, night storage heater. Upvc double glazed window to the front with aspect over school sports field.

Bedroom 3

10'1" maximum x 7'10" maximum (3.08 maximum x 2.39 maximum)

L shaped with over stair storage cupboard and upvc double glazed window to the front with aspect over school sports field.

Bathroom

6'10" x 5'1" (2.10 x 1.57)

Comprising panelled bath, pedestal wash hand basin, close coupled w.c. extractor fan, electric wall heater and upvc double glazed obscure window to the rear.

Outside

To the front of the property is an open plan garden laid to lawn.

PROPERTY DESCRIPTION

Rear Garden

Enclosed garden area laid to block pavier with rear pedestrian access gate,

Description

This three bedroom terraced house offers good size family accommodation and briefly comprises entrance porch, entrance hall, cloakroom, lounge, separate dining room, kitchen with useful rear porch and store off.

To the first floor there is a landing, three bedrooms and a bathroom.

The property benefits from having double glazed windows, has part electric heating and is in need of modernisation and improvement but offers great potential for an individual to put their own mark on this ever sought after style of property.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane passing the Dunstan Inn on the left hand side. Take the next turning right into Rosewood Close. Proceed down Rosewood Close taking the next right into Mendip Way. Proceed down Mendip Way towards the end of the road where the property will be found on the left hand side. The property can be approached to the front down a public footpath.

Material Information

Additional information not previously mentioned

- Mains electric and water

- Water metered
- Night storage heaters
- 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:

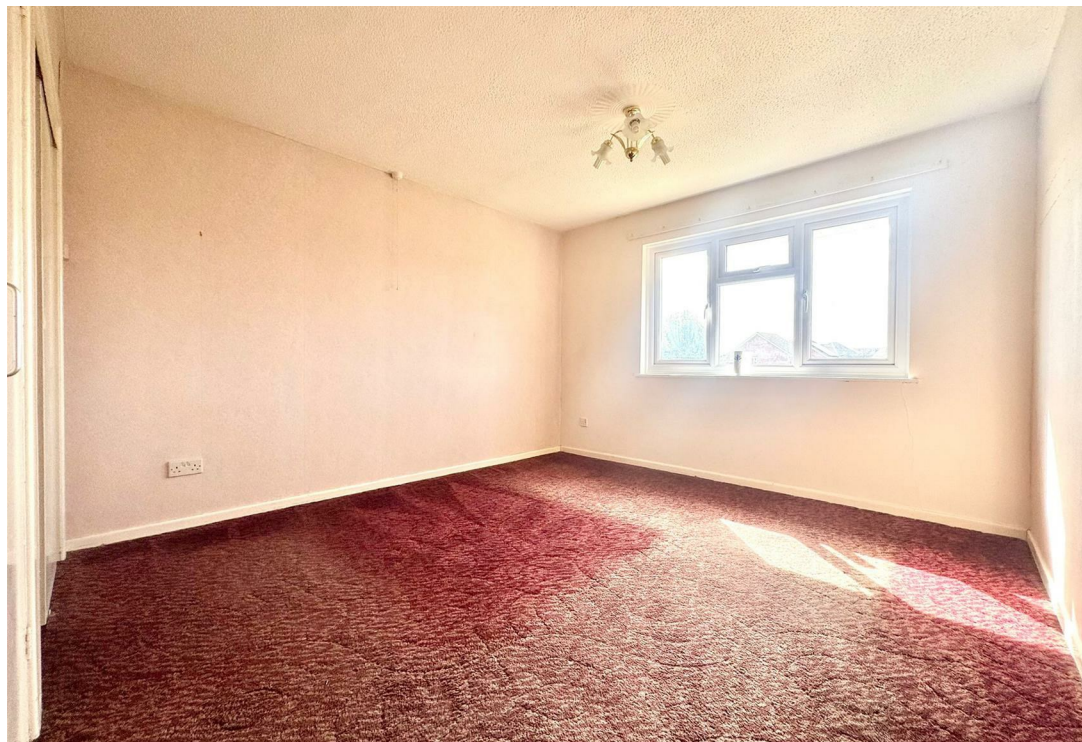
checker.ofcom.org.uk/en-gb/mobile-coverage

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

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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, Tamlyns & Sons up to 120 inc VAT

