



14 Bishops Path  
Burnham-On-Sea, TA8 1RF  
Price £283,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

An attractive upgraded and improved three bedroom house situated in a highly sought after cul-de-sac location enjoying a sunny aspect garden to the rear. Must be seen to be fully appreciated.

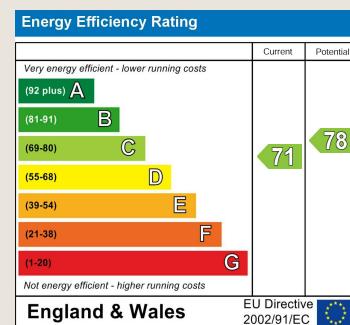
Entrance hall\* cloakroom\* lounge\* upgraded kitchen/dining room\* first floor landing\* three double bedrooms\* upgraded bathroom\* garage\* off street parking\* enclosed sunny aspect garden to the rear\* gas central heating\* upvc double glazed windows\* offered in superb decorative order throughout. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

### Cloakroom

Close coupled w.c. wash hand basin and upvc double glazed obscured window to the side.

### Lounge

16'2" maximum x 13'1" maximum (4.93 maximum x 4.00 maximum)

Upvc double glazed bay window to the front, stairs rising to the first floor with two feature display niches. Understair storage cupboard and laminate flooring.

### Kitchen/Diner

13'1" x 7'9" (4.00 x 2.37)

Re-fitted with an attractive range of wall and floor units to incorporate integrated oven, gas hob with extractor hood over. Integrated dishwasher, plumbing for automatic washing machine, single drainer unit, tiled floor and upvc double glazed window to the rear. Upvc double glazed door to outside.

### First Floor Landing

Access to roof space.

### Bedroom 1

11'6" x 11'1" plus mirror fronted wardrobes (3.53 x 3.38 plus mirror fronted wardrobes)

Hanging and shelving space, laminate flooring. Cupboard housing the combination boiler supplying domestic hot water and radiators. Shelving and two upvc double glazed windows to the front.

### Bedroom 2

18'4" x 7'8" (5.59 x 2.35)

Upvc double glazed windows to the front and rear. Laminate flooring.

### Bedroom 3

8'8" plus wall length wardrobes x 6'5" (2.66 plus wall length wardrobes x 1.96)

Laminate flooring and upvc double glazed window to the rear.

### Bathroom

6'0" x 5'1" (1.84 x 1.55)

Comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin and close coupled w.c. Heated towel rail, extractor fan and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an open plan garden with central flower bed.

To the right hand side of the property is a driveway offering off street parking for one vehicle leading to the:

# PROPERTY DESCRIPTION

## Integral Garage

18'6" x 7'10" (5.66 x 2.40)

With up and over door, light and power. Upvc double glazed door to outside.

To the right hand side of the property is a gateway giving access to the:

## Rear Garden

The rear garden is a particular feature of the property being enclosed with a good size patio area, lawned area and borders containing numerous shrubs and bushes.

The garden enjoys a sunny aspect. Outside tap and outside light.

## Description

Situated in one of the most sought after areas of the town this attractive three bedroom house is offered in excellent order throughout with the benefit of an upgraded kitchen, bathroom, central heating with modern boiler and upvc double glazed windows.

There is a sunny aspect garden to the rear.

The property is situated in a convenient location within a short walk of Burnham-on-Sea town centre and sea front.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl

supermarket on the left and take the second left into Priory Gardens.

Follow the road around where Bishops Path will be found on the left hand side. Proceed into the cul-de-sac and the property will be found on the right hand side.

## 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

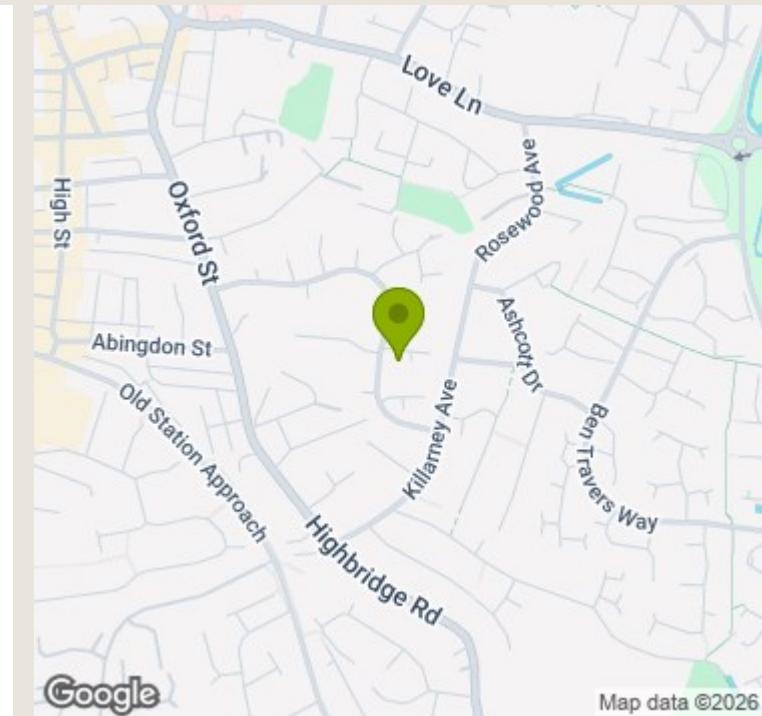








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures, fittings 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](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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Allsets 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

