



18 Stoddens Walk

Burnham On Sea, TA8 2DX

Price £289,950



PROPERTY DESCRIPTION

An attractive two bedroom detached bungalow situated in a prime corner plot in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

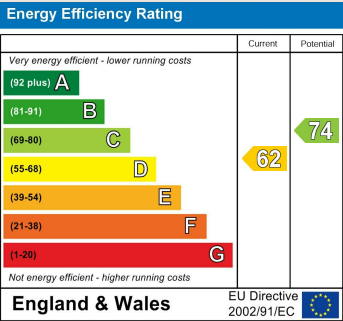
Entrance hall* lounge/diner* kitchen with conservatory off* two double bedrooms* shower room* upvc double glazed windows* gas central heating* garage* off street parking for three/four vehicles* enclosed corner gardens. Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Recessed porch with tiled floor to the:

Entrance Hall

Cloaks cupboard, storage cupboard and loft access.

Lounge/Diner

15'7" x 10'2" plus recess (4.75 x 3.12 plus recess)

Upvc double glazed window to the front and television point.

Kitchen

10'7" x 7'9" (3.24 x 2.38)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated oven, hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, double glazed window to the rear, tiled floor and door to the:

Conservatory

10'4" x 9'10" (3.17 x 3.00)

Part brick and part upvc double glazed construction with tiled floor and upvc double glazed door to outside.

Bedroom 1

11'5" x 10'3" plus door recess (3.49 x 3.14 plus door recess)

Two double built in wardrobes and upvc double glazed window to the rear.

Bedroom 2

9'8" x 8'9" (2.97 x 2.68)

Built in wardrobe and upvc double glazed window to the front.

Shower Room

6'5" x 5'0" (1.98 x 1.53)

Corner shower cubicle, close coupled w.c. pedestal wash hand basin and extractor fan. Upvc double glazed obscured window to the side.

Outside

To the front of the property is an open plan garden laid to lawn with mature bushes and shrubs.

To the left hand side of the property is a long driveway offering off street parking for three/four vehicles leading to the:

Garage

17'1" x 7'10" (5.21 x 2.40)

With up and over door, power and light. Part glazed door to the side.

Wrought iron gate gives access to the property where there is an area of garden to the side laid for ease of maintenance.

Summerhouse.

Rear Garden

Good size lawn area and patio.

The garden is enclosed offering a good degree of privacy and is a particular feature of the property.

PROPERTY DESCRIPTION

Outside light and outside tap.

Description

This attractive two bedroom detached bungalow is situated in a highly sought after location approximately one mile from the town centre and sea front.

The property briefly comprises entrance hall, good size lounge/diner, kitchen with conservatory off, two double bedrooms and a shower room.

The property benefits from gas central heating, upvc double glazed windows and is set in an enclosed corner plot with a garage and off street parking for three/four vehicles.

Directions

From the Esso garage at the top of Love Lane proceed in a northerly direction along Berrow Road taking the second turning right into Rectory Road. Take the second turning right into Rectory Drive. Continue along Rectory Drive turning left into Stoddens Walk where the property will be found at the end of the cul-de-sac on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

- 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







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 misstatement. 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 Mirograph 10/2020



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

