



2 Deacon Way

Burnham-On-Sea, TA8 1RG

Price £285,000





# PROPERTY DESCRIPTION

Internally the property consists of 3 bedrooms, a kitchen/dining room, lounge, family bathroom, W/C, conservatory and integral garage. Outside of the property you will find a fully enclosed rear garden with raised flower beds, artificial grass and patio space.

The property situated in one of the most sought after areas of the town within a short walk of the town center and sea front offering a choice of supermarkets and retail shops and cafes. Other amenities close by include the doctors surgery, bowls club and indoor swim and sports academy.

Entrance hall\* cloakroom\* lounge\* kitchen/dining room\* three bedrooms\* bathroom\* conservatory\* garage\* gardens\* parking.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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## Accommodation (Measurements are approximate)

### Entrance Hall

### Cloakroom

Closed coupled w.c., corner wash hand basin, high level upvc double glazed obscured window to the side.

### Lounge

14'11 x 10'9 (4.55m x 3.28m)

A sizeable lounge with a upvc double glazed bay window and stairs rising to the first floor with an under stair storage cupboard.

### Kitchen/Dining Room

13'6 x 8'2 (4.11m x 2.49m)

Fitted with a range of wall and floor units, integrated electric oven, gas hob and extractor fan. Plumbing for automatic washing machine and dishwasher, space for fridge/freezer, wall mounted gas fired boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and opening through to the conservatory.

### Bedroom 1

13'7 x 11'9 (4.14m x 3.58m)

Double bedroom with multiple built in storage cupboards. Upvc double glazed window.

### Bedroom 2

18'5 x 8'1 (5.61m x 2.46m)

Double bedroom with two upvc double glazed windows to the front and rear. Built in wardrobes.

### Bedroom 3

11'3 x 7'0 (3.43m x 2.13m)

Single bedroom with a upvc double glazed window

### Bathroom

Family bathroom with a P shaped bath, pedestal wash hand basin and close coupled w.c. Upvc double glazed window and tiled walls.

### Conservatory

18'3 x 7'9 (5.56m x 2.36m)

Part walled conservatory with access to the rear of the garage.

### Garage

19'10 x 8'0 (6.05m x 2.44m)

Integrated single garage

### Outside

Low maintenance fully enclosed rear garden with raised flower beds, artificial grass and a patio area at the back of the garden.

### Description

A very well presented 3 bedroom mid terrace house in a sought after location close to the town center. The property has an integral garage and

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an enclosed, low maintenance rear garden. To the front of the property is a small green area.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl taking the second left into Priory Gardens. Follow the road along where Deacon Way will be found on the left. Proceed down Deacon Way where the property will be found on the left side of the cul-de-sac.

### 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](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)



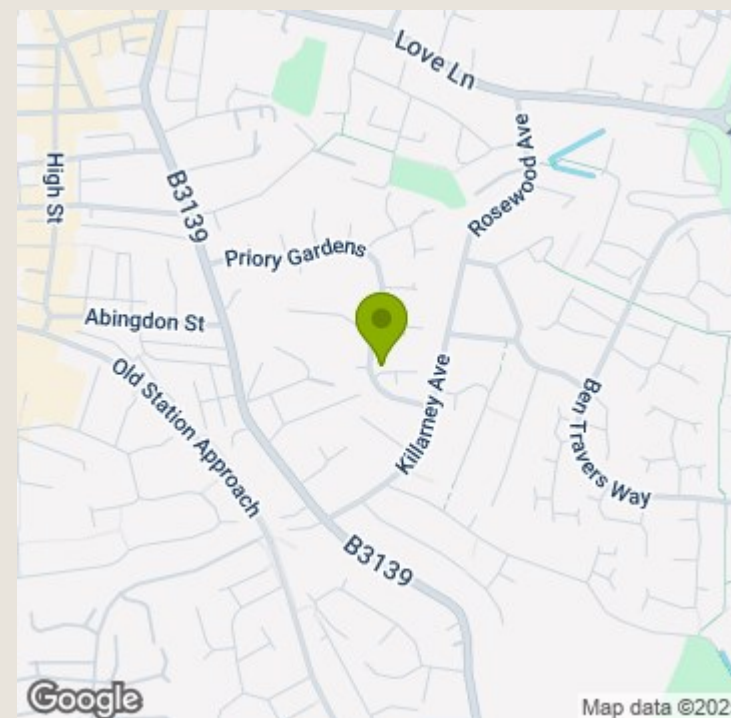












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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, Tamlyns & Sons up to 120 inc VAT

