



Rowberrow Killarney Avenue

Burnham-On-Sea, TA8 1NB

Price £325,000





# PROPERTY DESCRIPTION

An upgraded and improved two bedroom detached bungalow with double garage situated in a convenient location within walking distance of Burnham-on-Sea town centre and sea front.

Large entrance hall\* lounge\* upgraded kitchen with conservatory off\* two double bedrooms\* upgraded bathroom\* upvc double glazed windows\* gas central heating\* double garage\* gated off street parking for numerous vehicles\* low maintenance gardens to the front and rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panels to the:

### Entrance Hall

15'11" x 5'8" maximum (4.87 x 1.74 maximum)

Recessed spotlights and access to roof space.

### Lounge

13'11" x 10'6" (4.25 x 3.22)

Chimney breast with recess, recessed spotlights, upvc double glazed windows to the front and rear.

### Kitchen

9'5" x 9'4" (2.88 x 2.85)

Fitted with an attractive range of wall and floor units to incorporate single sink drainer unit, integrated oven, hob and extractor fan, integrated dishwasher and washing machine, upvc double glazed window to the rear and upvc double glazed door to the:

### Conservatory

7'3" x 6'9" (2.21 x 2.07)

Of upvc double glazed construction, tiled floor and upvc double glazed sliding door to outside. Light and power.

### Bedroom 1

10'7" x 10'5" (3.24 x 3.20)

Upvc double glazed window to the rear. Recessed spotlights.

### Bedroom 2

10'5" x 10'5" (3.20 x 3.20)

Upvc double glazed windows to the front and side. Recessed spotlights.

### Bathroom

7'5" x 5'11" (2.28 x 1.81)

Re-fitted with an attractive suite comprising P shaped bath with screen and shower over, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, storage cupboard and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a boundary wall with two double wrought iron gates opening to a driveway offering off street parking for numerous vehicles which in turn leads to the:

### Double Garage

#### Left Hand Garage

15'9" x 9'8" (4.81 x 2.97)

With remote control up and over door.

#### Right Hand Garage

15'7" x 8'2" (4.76 x 2.51)

With up and over door, window to the rear and pedestrian access door to the side.

To the left hand side of the garages is a further area of parking ideal for

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the storage of a caravan/boat etc.

The front garden is laid for ease of maintenance.

Gates either side of the property lead to the:

## Rear Courtyard Garden

Laid to patio for ease of maintenance.

## Description

This attractive detached bungalow is situated in a convenient location within a short walk of the town centre and sea front.

The property has been upgraded and improved to offer well planned, well appointed living accommodation which briefly comprises good size entrance hall, lounge with windows to both the front and rear, upgraded kitchen, conservatory, two double bedrooms and bathroom.

The property benefits from gas central heating, upvc double glazed windows, gated off street parking for numerous vehicles and double garage with independent up and over doors.

The property is offered in excellent decorative order throughout and an early application to view is strongly recommended by the vendors selling agents.

## Directions

From the High Street proceed down Cross Street to the junction with Oxford Street. Take a right turn into Oxford Street and left opposite the Lighthouse Public House into Killarney Avenue. Proceed down Killarney Avenue where the property will be found a little further along 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](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)











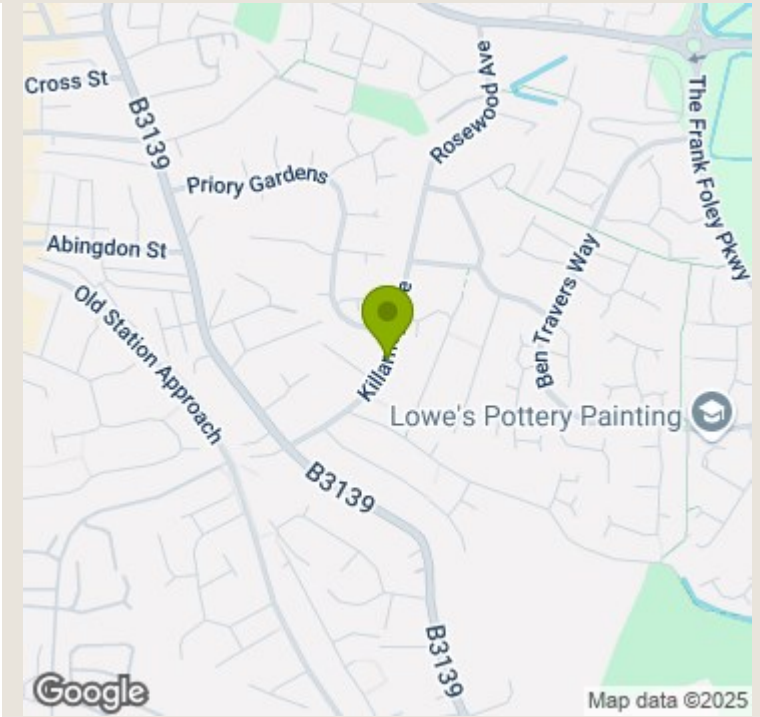




## GROUND FLOOR



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 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](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.
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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

