



29 Finches Way

Burnham-On-Sea, TA8 2QQ

Price £315,000



PROPERTY DESCRIPTION

Set at the end of a peaceful cul-de-sac, this delightful, detached house boasts a beautifully maintained garden, upgraded kitchen, and a downstairs WC, the home is ideal for families or anyone seeking a tranquil lifestyle.

Additional features include off-street parking and a prime location that is both quiet and conveniently situated close to local amenities.

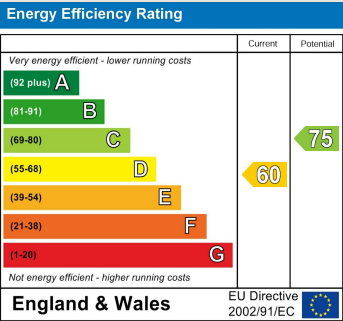
Entrance porch* living/dining room* cloakroom* kitchen* conservatory* three first floor bedrooms* shower room* store (former garage)* gardens* parking. Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Porch

With radiator and windows to either side. Archway through to the:

Living/Dining Room

22'5" maximum x 10'1" maximum (6.85 maximum x 3.09 maximum)

Double glazed window to the front, radiator, electric feature fireplace. Door to the stairs. Door to the cloakroom.

Cloakroom

6'10" x 2'9" (2.09 x 0.85)

Close coupled w.c. and wash hand basin with mixer tap. Space and plumbing for washing machine and tumble dryer. Door leading to the store (former garage).

Kitchen

8'8" maximum x 7'8" maximum (2.65 maximum x 2.34 maximum)

Fitted with a range of wall and floor units, ceramic dual sink with mixer tap, built in dishwasher, double oven, five ring gas hob with extractor fan over, space for fridge/freezer.

Conservatory

8'2" x 7'10" (2.49 x 2.40)

Tiled floor, obscure glazed and double glazed windows with door leading to the rear garden.

First Floor Landing

Double glazed window to the side. Storage cupboard/airing cupboard.

Bedroom 1

10'9" x 9'1" (3.29 x 2.79)

Double glazed window to the front, radiator.

Bedroom 2

9'8" x 9'1" (2.96 x 2.79)

Double glazed window to the rear, built in wardrobes, radiator.

Bedroom 3

8'3" x 7'8" (2.53 x 2.35)

Double glazed window to the front, radiator.

Shower Room

7'8" x 5'5" (2.35 x 1.67)

Obscure double glazed window to the front, tiled walls, heated towel rail and walk in shower. Mixer tap over sink unit, close coupled w.c. and tiled flooring.

Outside

Front garden area laid to lawn with concrete driveway offering off street parking for one vehicle.

The driveway leads to the:

PROPERTY DESCRIPTION

Store (Former Garage)

8'2" x 7'7" (2.50 x 2.32)

Power and light. Electric roller door, carpeted.

Rear Garden

Low level fence panels with lawned area with mature borders with shrubs and flowers. Patio area and side access to the front of the property. Outside tap.

Description

This attractive detached property is situated in a sought after cul-de-sac location to the north of Burnham-on-Sea.

The property briefly comprises cloakroom, lounge/dining room, conservatory, kitchen, first floor landing, three bedrooms and shower room.

The property benefits from having a driveway with off street parking. There is an attractive enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed north along the Berrow Road passing the indoor swimming pool on the left hand side. Proceed taking a right turn into Stoddens Road. Take the next left into Brambles Road and right into Finches Way.

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

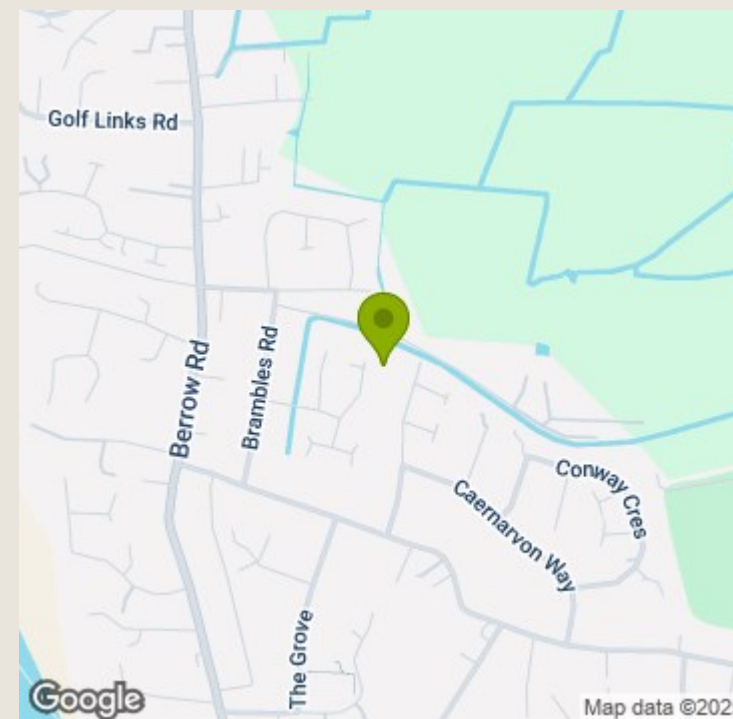
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

