



12 Barrie Way

Burnham-On-Sea, TA8 1QT

Price £279,950



PROPERTY DESCRIPTION

An attractive upgraded and improved three bedroom semi detached house situated in a highly sought after residential location close to local amenities.

Entrance hall* lounge/diner* kitchen* three bedrooms* master en suite shower room* family bathroom* gas central heating* double glazed windows* off street parking* conservatory* low maintenance gardens to the front and rear.

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		
(81-91) B		
(69-80) C	70	75
(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		



PROPERTY DESCRIPTION

Accommodation (Measurements are approx)

Entrance hall

Entrance hall with doors to the kitchen and lounge/dining room

Kitchen

9'3" x 6'5" (2.84 x 1.96)

Fitted with a range of wall and floor units to incorporate integrated electric oven, gas hob and extractor fan. Plumbing for automatic washing machine, gas boiler supplying domestic hot water and radiators. Space for fridge/freezer and single drainer sink unit. Double glazed window to the front.

Lounge/Dining room

18'0" x 14'2" (5.49 x 4.32m)

Generously sized lounge with a feature fireplace, stairs rising to the first floor. Double glazed window to the rear and double glazed French doors opening to the conservatory

Conservatory

9'3" x 7'4" (2.82 x 2.24)

Carpet flooring, double glazed windows and electric sockets

Bedroom 1

11'8" x 11'1" (3.58 x 3.38)

Built in double and single wardrobes and double glazed window to the front. Access to the:

En-suite

6'5" x 5'8" (1.96 x 1.75)

Shower cubicle, close coupled w.c., pedestal wash hand basin, extractor fan and double glazed obscured window to the front.

Bedroom 2

10'11" x 9'3" (3.35 x 2.82)

Double glazed window to the rear.

Bedroom 3

8'3" x 8'0" (2.54 x 2.44)

Double glazed window to the rear.

Family Bathroom

9'3" x 7'6" (2.82 x 2.3)

Panelled bath, pedestal wash hand basin and close coupled w.c. Airing cupboard, part tiled walls and double glazed obscured window to the side.

Garage

16'6" x 7'8" (5.03 x 2.34)

Up and over door, light and power.

To the right hand side of the property is a gate giving access to the rear garden.

Outside space

To the front of the property is a driveway offering off street parking for one vehicle which leads to the garage.

PROPERTY DESCRIPTION

The rear garden is partly paved and lawn

Description

Located in this sought after cul-de-sac in Burnham-On-Sea, a short distance from Tesco Superstore is this generously sized 3 bedroom semi detached house with a master en suite, conservatory and integral garage.

The house is very well presented and has recently had new carpets fitted throughout. There is off road parking in front of the garage and benefits from an enclosed rear garden.

The property is perfect for first time buyers and is offered with no onward chain.

Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco supermarket. Take the third exit onto Frank Foley Parkway and next right into Ben Travers Way. Proceed along Ben Travers Way taking the second right into Barrie Way. Proceed down Barrie Way 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

- Mains drainage

Newly installed cavity wall insulation

- 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

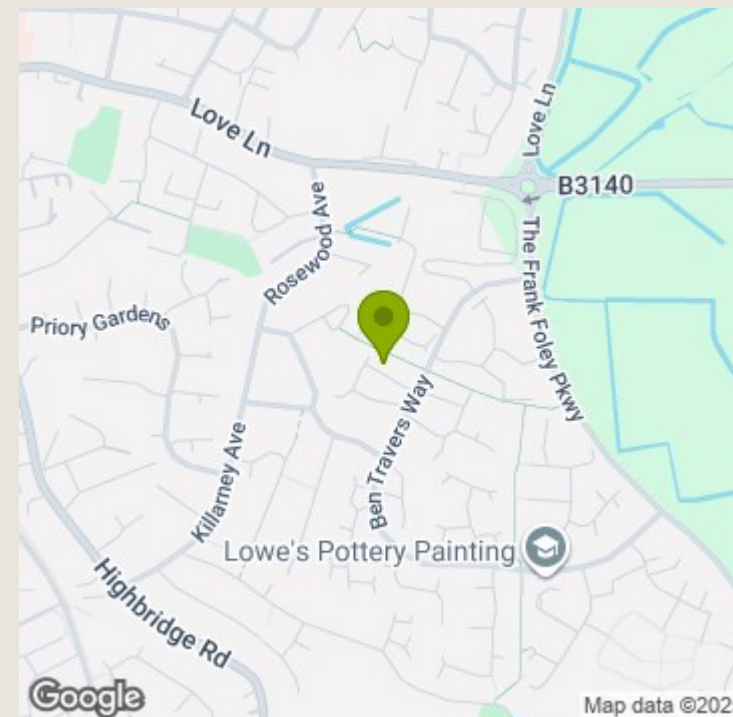
Flood Information:

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. 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

