



43 Steart Close

Burnham-On-Sea, TA8 1DE

Offers Over £325,000



PROPERTY DESCRIPTION

A substantially upgraded and improved two bedroom detached bungalow situated in an enclosed corner plot laid for ease of maintenance offered in excellent order throughout. Must be seen to be fully appreciated.

- *Entrance porch
- *Entrance hall
- *Lounge/diner
- *Kitchen/breakfast room
- *Two bedrooms
- *Shower room
- *Conservatory
- *Garage
- *Off street parking
- *Enclosed low maintenance corner gardens
- *Gas central heating
- *Upvc double glazed windows
- *Excellent order throughout
- *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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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)

Upvc double glazed obscured door to:

Entrance porch

Upvc double glazed construction. Further obscured door and side panel to:

Entrance Hall

Storage cupboard, airing cupboard, access to roof space with pull down ladder. Opening to the:

Rear hallway

Upvc door opening to the conservatory

Lounge/Diner

18'0" x 10'11" (5.49 x 3.35)

Upvc double glazed picture window to front, additional Upvc double glazed window to side and tv point

Kitchen/Breakfast room

9'10" x 8'5" (3.00 x 2.57)

Fitted with an attractive range of wall and floor units with contrasting work surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor fan. Cupboard housing combination boiler supplying domestic hot water and radiators, space for fridge/freezer, plumbing for automatic washing machine, tiled floor and Upvc double glazed window to front

Bedroom

12'9" x 7'4" maximum narrowing to 5'3" (3.90 x 2.24 maximum narrowing to 1.61)

Upvc double glazed window to rear

Bedroom

9'10" x 9'10" (3.02 x 3.00)

Upvc double glazed window to side and Upvc double glazed obscured door opening to:

Conservatory

16'9" x 5'6" (5.11 x 1.70)

Upvc double glazed construction, Upvc double glazed sliding door to outside and insulated roof

Shower room

6'7" x 6'5" (2.01 x 1.98)

Fitted with a modern suite comprising of shower cubicle, close coupled w/c with concealed cistern, vanity hand wash basin with cupboards below, heated ladder style towel rail, tiled walls and Upvc double glazed obscured window to side

Outside

The property is set in an enclosed corner plot which is laid for ease of maintenance. The property has three different enclosed areas, the front garden being laid for ease of maintenance with numerous bushes and shrubs. The side area of garden has an access gate to the front door and

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has been laid for ease of maintenance with bushes and shrubs. The side gate gives access to the enclosed rear garden that shows a high degree of privacy, laid for ease of maintenance. An additional access gate opening to the rear driveway that offers off street parking for two vehicles which in turn leads to the:

Garage

15'7" x 8'0" (4.76 x 2.44)

Up and over door, light and power, Upvc personal access door to the rear garden

Description

This attractive detached bungalow has been substantially upgraded and improved over the years to offer well planned, well appointed living accommodation set in a low maintenance corner plot that benefits from having a garage, off street parking, gas central heating, Upvc double glazed windows, upgraded kitchen and shower room, and is offered in 'turn-key' condition. A property of this quality rarely becomes available for sale and an early application to view is strongly recommended by the vendors selling agent.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a southerly direction along Oxford Street taking the third turning on your right into Cross Street. Proceed across the high street heading toward the sea front turning left onto the sea front passing the B&M supermarket on your left hand side.

Turn left into Steart Drive and proceed down the drive turning into Steart Avenue where the property can be found on the left hand side on the junction of Steart Avenue and Steart Close

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

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 herein, 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

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, Tamlyn's & Sons up to 120 inc VAT

