



5 Ashley Avenue

Burnham-On-Sea, TA8 1LH

Price £259,950

 **BERRYMAN'S**



# PROPERTY DESCRIPTION

An attractive Victorian style 3 bedroom terrace house situated in a highly sought after cul-de-sac location within a short walk from Burnham-On-Sea town centre and sea front.

- \*Entrance hall
- \*Lounge
- \*Sitting room/bedroom
- \*Dining room
- \*Kitchen
- \*Conservatory
- \*First floor landing
- \*Two Bedrooms
- \*Bathroom
- \*shower room
- \*Second floor bedroom/loft room
- \*Off street parking

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

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



# PROPERTY DESCRIPTION

## Accommodation (measurements area approximate)

Upvc double glazed obscured door to:

### Entrance Hall

Part tessellated floor, stairs rising to the first floor and under stair storage cupboard

### Lounge

4.29 (14'0") x 3.41 (11'2") maximum into Upvc bay window.

Feature fire surround, coved ceiling, cornice ceiling and storage cupboards

### Sitting room/bedroom

12'9" x 9'4" (3.90 x 2.85)

Feature fire surround with recessed wood burner, cornice ceiling, picture rail and Upvc double glazed window to rear

### Dining room

11'3" x 9'3" (3.43 x 2.84)

Feature fire surround, cupboard housing gas boiler supplying domestic hot water and radiators and Upvc double glazed window to side.

### Kitchen

9'6" x 9'4" (2.92 x 2.86)

Fitted with a range of wall and floor units to incorporate double oven, gas hob, extractor fan, plumbing for automatic washing machine and dishwasher, 1 1/2 board drainer sink unit, space for fridge freezer, tiled floor, double glazed windows to side and door to:

## Conservatory

8'11" x 6'3" (2.73 x 1.93)

Part brick part Upvc double glazed construction, tiled floor with double glazed door to outside.

## First floor landing

Stairs rising to second floor

## Bedroom 1

12'5" x 11'7" (3.80 x 3.55)

Double built in wardrobe, two storage cupboards and two double glazed windows to front

## Bedroom 2

12'10" x 9'5" (3.92 x 2.88)

Open fronted storage cupboard and double glazed window to the rear

## Bathroom

6'11" x 6'0" (2.13 x 1.83)

Corner bath with side taps and mixer tap with shower attachment, close coupled w/c, pedestal wash hand basin, stainless steel heated towel rail, extractor fan and double glazed obscured window to side

## Shower room - L shaped

9'1" x 4'0" + door recess (2.79 x 1.22 + door recess)

Large shower cubicle with rain head and handheld shower, close coupled w/c, wall hung wash hand basin, heated towel rail and double glazed obscured window to rear

# PROPERTY DESCRIPTION

## Second floor landing

Access to:

## Bedroom/loft room

10'4" + recess narrowing to 8'0" x 18'4" maximum (3.15m + recess narrowing to 2.46m x 5.61m maximum)

Two double glazed velux windows to rear

## Outside

To the front of the property is a boundary wall and gate giving access to a pathway leading to the front door and an area of garden laid for ease of maintenance. To the rear of the property is an enclosed courtyard garden accessed via a service lane to the rear of the property where there is an off street parking space. Further parking could be created if a garden shed which currently stands within the rear garden is removed (should it be required).

## Description

This ever sought after design of older style house offers highly flexible living accommodation briefly comprising of a good sized entrance hall, lounge, sitting room/bedroom, dining room, kitchen and conservatory to the ground floor. To the first floor there are two double bedrooms, bathroom and a separate shower room. To the second floor there is a bedroom/loft room. The property benefits from having double glazed windows, gas central heating, an enclosed courtyard garden to the rear and off street parking.

## Directions

From the High Street proceed in-land to Oxford Street taking a left turn into Ashley Avenue where the property will be found on the left hand side.

## Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- 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](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)





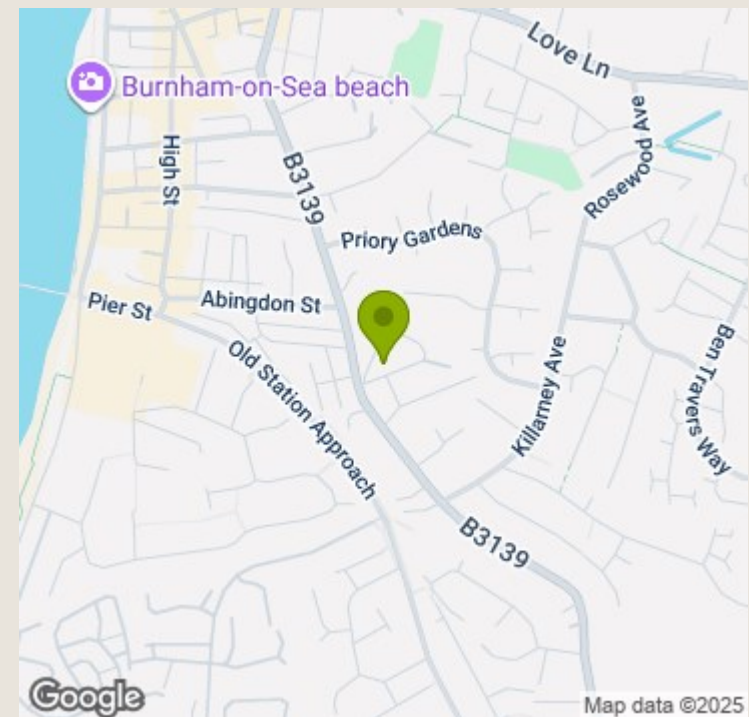












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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. 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

