



14 St. Johns Road

Burnham-On-Sea, TA8 2AX

Offers In Excess Of £350,000



PROPERTY DESCRIPTION

An attractive older style, extended detached bungalow situated in the highly sought after Saints area of Burnham-on-Sea being within a short walk of Burnham-on-Sea town centre and sea front.

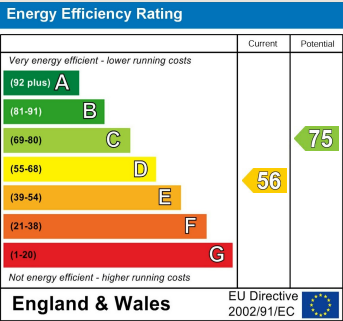
Entrance hall* lounge* well appointed kitchen/breakfast room* large conservatory/dining/family room* two double bedrooms* bathroom* upvc double glazed windows* gas central heating* gated off street parking* mature sunny aspect enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Recessed storm porch gives access to upvc double glazed entrance door which opens to the:

Entrance Hall

Tiled floor, access to boarded roof space with light.

Lounge

14'1" maximum x 10'7" (4.31 maximum x 3.25)

Upvc double glazed bay window to the front, television point.

Kitchen/Breakfast Room

14'7" x 10'8" (4.45 x 3.26)

Fitted with an attractive range of wall and floor units to incorporate single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, washer/dryer, space for cooker with extractor hood over, cupboard housing the gas boiler supplying domestic hot water and radiators. Two upvc double glazed windows to the side and tiled floor. Wide opening to the:

Conservatory/Dining/Family Room

19'7" x 11'10" (5.99 x 3.62)

Part block and part upvc double glazed construction with feature roof. Two upvc double glazed sliding doors opening to the rear garden. Underfloor heating, wall light points and tiled floor.

This room is a stunning feature of the property making a full inspection essential.

Bedroom 1

12'7" x 9'5" (3.86 x 2.89)

Upvc double glazed window to the front.

Bedroom 2

11'10" x 9'4" (3.61 x 2.86)

Upvc double glazed window to the rear.

Bathroom

5'10" x 5'6" (1.80 x 1.68)

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls, tiled floor, extractor fan and upvc double glazed obscured window to the side.

Outside

To the front of the property is an enclosed garden area laid for ease of maintenance with raised border containing shrubs and bushes.

Double wrought iron gates open to a driveway offering off street parking for one vehicle. The driveway could potentially be extended to create further parking should it be required.

To the right hand side of the property is an access gate which leads to the:

Rear Garden

Attractive sunny aspect enclosed garden with good size lawn area, area of decking and borders containing numerous bushes, shrubs and trees.

PROPERTY DESCRIPTION

Two garden sheds.

Outside tap and outside light.

The garden is a stunning feature of this attractive property giving yet another reason to secure an early viewing.

Description

This attractive older style, deceptively sized detached bungalow is situated in arguably one of the most sought after residential locations within Burnham-on-Sea being within a short walk of the town centre and sea front.

The property briefly comprises entrance hall, lounge with bay window, well appointed kitchen/breakfast room with opening to a large conservatory/dining/sitting room that backs onto the well maintained mature garden to the rear.

The property further benefits from two double bedrooms, a bathroom, gas central heating, upvc double glazing and gated off street parking for one vehicle that could potentially be extended to create further parking should it be required.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed down St Andrews Road. Proceed to the end of the road bearing to the right into St Johns Road. Proceed down St Johns Road where the bungalow 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
- 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

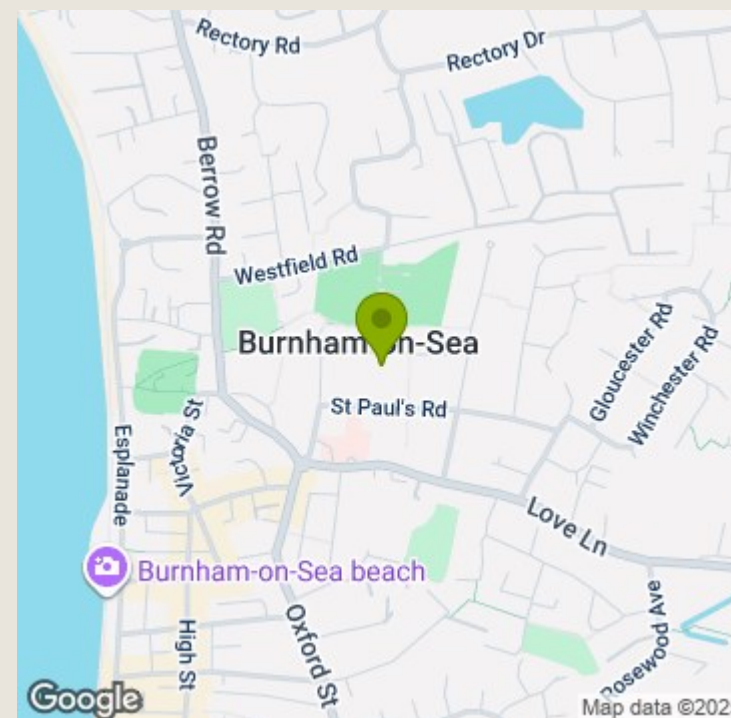
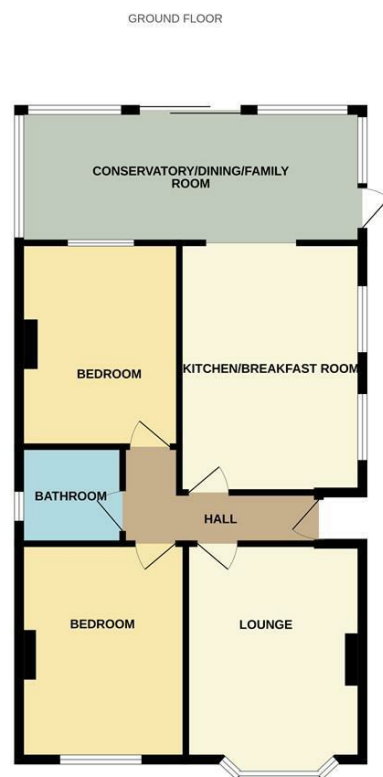
Flood Information:

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

