



6 Sycamore Close

Burnham-On-Sea, TA8 1DJ

Price £290,000



PROPERTY DESCRIPTION

This attractive, well presented three bedroom semi detached dormer bungalow is situated in one of Burnham-On-Sea's sought after cul-de-sac's only a short distance from the sea front and local amenities. Offered with the benefit of no onward chain.

- *Entrance hall
- *Upgraded kitchen
- *Large lounge
- *Dining room/bedroom
- *Separate dining room
- *Garden room
- *Ground floor shower room
- *Two first floor bedrooms
- *Family bathroom
- *Garage
- *Car port
- *Off street parking
- *No chain

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 approximate)

Entrance hall

To the left side of the car port is a Upvc obscured double glazed door leading to the entrance hall.

Kitchen

8'5" x 8'5" (2.57 x 2.57)

The kitchen comprises of matching wall and floor units, integrated eye-level oven/grill and four gas hobs. Single sink drainer unit, serving hatch and electric sockets. Upvc double glazed window to front.

Lounge

16'4" x 11'6" (5.00 x 3.52)

Generously sized lounge with a multi fuel fireplace, doorways to the under stair storage and dining room/bedroom. Large Upvc double glazed window to front.

Dining Areas

Offering multiple uses:

Dining room/bedroom

11'4" x 10'0" (3.47 x 3.07)

Generously sized dining room offering the ability to be used as a ground floor double bedroom. Upvc double glazed sliding door leading to the garden room and an archway leading to:

Dining area/study

8'5" x 7'2" (2.58 x 2.20)

Upvc double glazed sliding door leading to the garden room.

Garden room

19'8" x 6'0" (6.00 x 1.83)

Generously sized garden room with storage cupboard, Upvc double glazed windows and sliding doors to the rear garden. Upvc double glazed door to the garage.

Shower room

5'4" x 8'2" (1.63 x 2.50)

Upgraded shower room comprising of a walk in shower cubicle, vanity wash hand basin with cupboard over, close coupled w/c and Upvc double glazed windows to the side.

Bedroom

11'2" x 9'7" (3.42 x 2.93)

Double bedroom. Upvc double glazed window to front, radiator and electric sockets.

Bedroom

8'5" x 12'5" (2.59 x 3.8)

Upvc double glazed window to front, radiator and electric sockets.

Bathroom

8'5" x 6'9" (2.58 x 2.06)

Family bathroom with electric shower over bath, vanity hand wash basin, close coupled w/c, large cupboard and Upvc double glazed window to the side.

Eaves storage

Ample of storage space. Housing the gas boiler that supplies radiators and domestic hot water.

PROPERTY DESCRIPTION

Outside

To the front of the property there is a low maintenance gravelled garden offering extra parking (should it be required), car port area, large single garage and driveway.

To the rear is a West facing, level, part patio/part gravel garden laid for ease of maintenance.

Description

This attractive, well presented three bedroom semi detached dormer bungalow is situated in one of Burnham-On-Sea's sought after cul-de-sac's only a short distance from the sea front and local amenities.

The ground floor briefly comprises of an entrance hall, kitchen, generous lounge, dining area with space for a ground floor bedroom and dining room, garden room and upgraded shower room. To the first floor there are two double bedrooms, family bathroom and eaves storage.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street taking the third right into College Street. Proceed across the High Street and take a left turn onto the Esplanade. Proceed down the Esplanade taking a left turn into Margaret Crescent and bear to the right into Maple Drive and the property will be found a little further along on the left hand side at the bottom of the cul-de-sac.

Agents Disclosure

In accordance with Section 21 of the Estate Agents Act 1979 we hereby

disclose that the vendor of this property is connected to an employee of Berrymans Estate Agents.

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









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

