



45 St. Marys Road

Burnham-On-Sea, TA8 2BA

Price £700,000



PROPERTY DESCRIPTION

This exceptionally well presented four bedroom detached house is situated at the end of a cul-de-sac in a highly sought after area of Burnham-On-Sea.

The property benefits from having a large driveway for numerous vehicles, double garage, generously sized lounge/kitchen/dining area, conservatory and four good sized bedrooms.

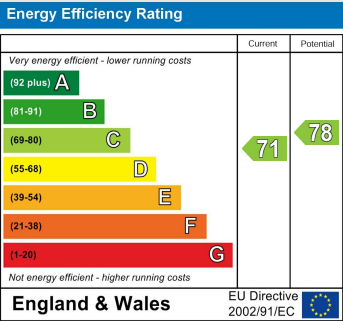
Entrance hall* cloakroom* study* lounge* large conservatory* open plan kitchen with family room and dining room* utility room* side lobby* four first floor bedrooms* master en suite* family bathroom* walk-in wardrobe* upvc double glazing* gas central heating* double garage* parking.

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open storm porch with door to the:

Entrance Hall

11'6" x 9'0" (3.53 x 2.76)

Large open entrance hall with access to the ground floor cloakroom and stairs rising to the first floor.

Coakroom

Close coupled w.c., wash hand basin and obscure glazed window to the side and extractor fan.

Lounge

14'7" x 11'6" (4.46 x 3.52)

Double glazed door and matching side panels to outside, built in book shelves and parquet flooring.

Large Conservatory

21'4" x 9'8" extending to 14'4" (6.52 x 2.97 extending to 4.38)

Part block and part brick construction with upvc double glazing, three wall heaters and two double glazed door to outside.

Open plan Kitchen, Family Room and Dining Room

Kitchen/Family Room

24'8" x 19'10" (7.53 x 6.06)

Superb range of wall and floor units with contrasting worktops over with two integrated ovens one with microwave and grill, large fridge/freezer, recessed spotlights and central island unit with dishwasher and breakfast bar. Dresser style storage unit and wine fridge. Two windows to the side and one window to the front.

Dining Room

12'11" x 11'6" (3.94 x 3.52)

Generously sized dining room set just off of the kitchen offering ample of space for an eight seater table. Upvc double glazed doors leading to the rear garden.

Rear Porch

Double glazed door to the:

Utility Room

7'5" x 6'11" (2.28 x 2.11)

Range of built in storage, gas boiler supplying domestic hot water and radiators.

First Floor Landing

Loft access via ladder.

Walk-in Wardrobe

Master Bedroom

15'10" x 11'10" (4.83 x 3.63)

Upvc double glazed windows to the front and side. Stripped wooden flooring and extensive range of built in bedroom furniture.

En Suite Bathroom

11'0" x 6'6" (3.37 x 2)

Large bath, vanity wash hand basin with cupboards below, large shower cubicle with rainhead and handheld shower, close coupled w.c., tiled walls and floor, Heated towel rail.

Bedroom 2

11'7" x 9'0" (3.54 x 2.76)

Upvc double glazed window, built in wardrobes.

Bedroom 3

10'11" x 8'5" (3.35 x 2.57)

Upvc double glazed window.

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Bedroom 4

14'7" x 11'6" (4.47 x 3.52)

Dual aspect upvc double glazed windows.

Family Bathroom

8'0" x 5'6" (2.46 x 1.70)

Luxury style bathroom with panelled bath with side taps, close coupled w.c. and wash hand basin.

Outside

To the front of the property there is parking for several vehicles.

To the right hand side of the property is further parking and a wide driveway leading to the:

Double Garage

16'11" x 9'8" and 16'11" x 9'8" (5.17 x 2.97 and 5.17 x 2.96)

Two up and over doors. Light and power.

Rear Garden

Fully enclosed rear garden with fence and shrub borders. The majority of the garden is laid to lawn with a patio area off the conservatory and a decking area to the side off of the lounge.

Description

This exceptional family home is located in the favoured "Saints" area of the town being within an easy walk of the town centre and sea front.

This large family home offers superb accommodation and briefly comprises entrance hall, cloakroom, lounge, open plan kitchen and family room with dining room off, study, large conservatory and utility room to the ground floor.

To the first floor there are four good size bedrooms with the master having an en suite, family bathroom and walk in wardrobe.

There is a double garage with ample parking to the front and gardens to the rear.

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 along Love Lane taking a left into St Marys Road. Proceed down St Marys Road and the property will be found at the end of the cul-de-sac on the left 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:

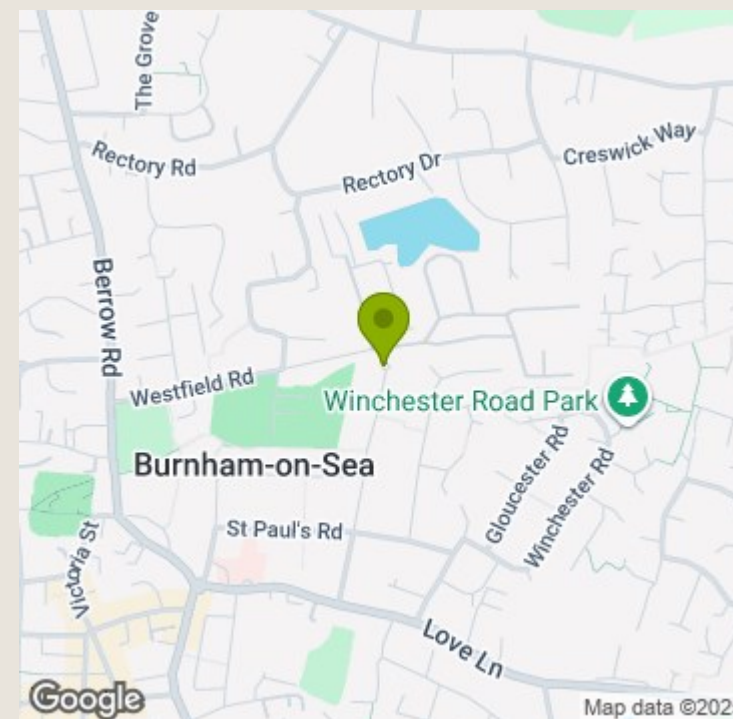
flood-map-for-planning.service.gov.uk/location







Burnham Beach



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

