



7 Oxford Street

Burnham-On-Sea, TA8 1LG

Price £215,000





# PROPERTY DESCRIPTION

This spacious 3/4 bedroom terraced house is located on the historic Oxford Street, offering a highly convenient central position within easy walking distance of Burnham-On-Sea town centre and the seafront.

Entrance hall\* lounge/bedroom\* lounge/dining room\* kitchen\* three first floor bedrooms\* bathroom\* gas central heating\* upvc double glazing\* garden and parking.

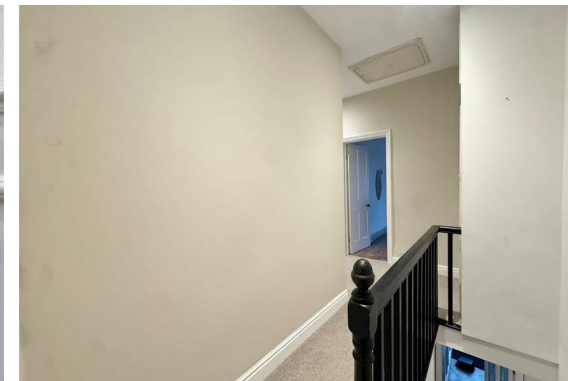
## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed entrance door to the:

### Entrance Hall

10'6" x 2'6" (3.21 x 0.77)

Vinyl flooring, radiator.

### Lounge/Dining Room

16'7" x 10'8" (5.08 x 3.26)

Stairs rising to the first floor, radiator, laminate flooring, sliding doors to the:

### Lounge/Bedroom

13'4" maximum x 10'7" maximum (4.07 maximum x 3.25 maximum)

Upvc double glazed bay window to the front, radiator, electric fireplace.

### Kitchen

16'11" x 7'4" (5.16 x 2.25)

Double glazed window to the rear, double glazed door to the rear garden.

Range of matching wall and floor units with contrasting laminate worktops over, space and gas point for cooker, stainless steel splashback and extractor fan over. Tiled splashbacks, inset sink unit with mixer tap, space and plumbing for washing machine and dishwasher. Laminate flooring and spotlights.

### First Floor Landing

Loft access. Storage cupboard.

## Bathroom

8'8" x 7'11" (2.65 x 2.42)

Obscure double glazed window to the rear, close coupled w,c, bath with shower over, wash hand basin with storage under, vinyl flooring, radiator, extractor fan and part tiled walls.

## Bedroom 1

10'8" x 9'3" (3.27 x 2.83)

Double glazed window to the front, radiator.

## Bedroom 2

9'1" x 8'1" (2.79 x 2.47)

Excluding wardrobes. Double glazed window to the rear, radiator.

## Bedroom 3

10'9" x 6'8" (3.28 x 2.05)

Double glazed window to the front, radiator.

## Outside

To the front of the property is a low brick boundary wall with pathway leading to the front door.

## Rear Garden

There is an enclosed rear garden laid for ease of maintenance and surrounded by fencing. Patio area and artificial lawn area.

Gate to the rear of the garden gives access to the parking area providing parking for one vehicle and accessed via service lane.

# PROPERTY DESCRIPTION

## Description

The property has been improved over the years, yet still offers excellent potential for a new owner to put their own stamp on it. Internally, the accommodation is plentiful and well-proportioned throughout, providing flexible living space to suit a range of needs.

Additional benefits include off-street parking and a low-maintenance, private compact rear garden.

An ideal purchase for those seeking a characterful home in a prime, accessible location.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket and the turning into Priory Gardens and the property will be found further along on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water not 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](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)



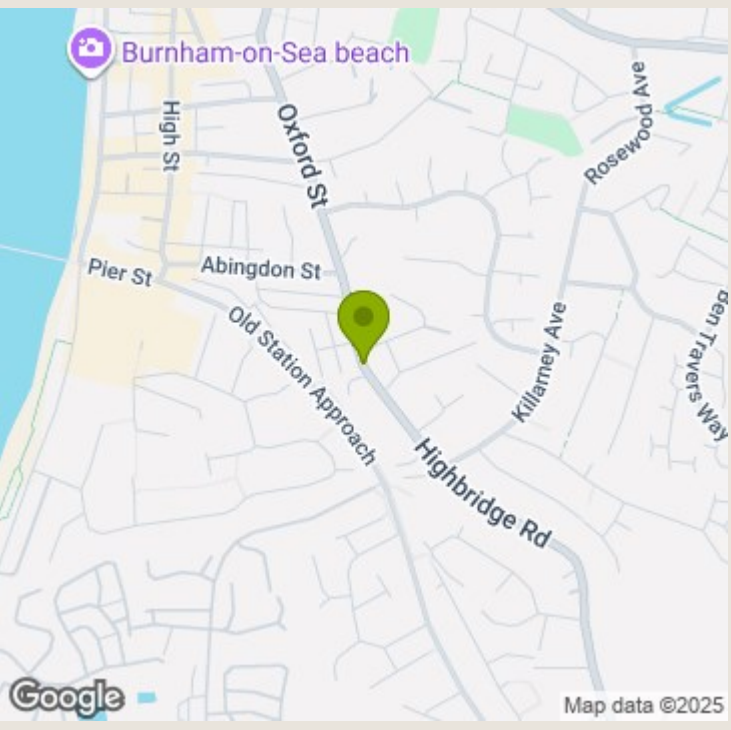
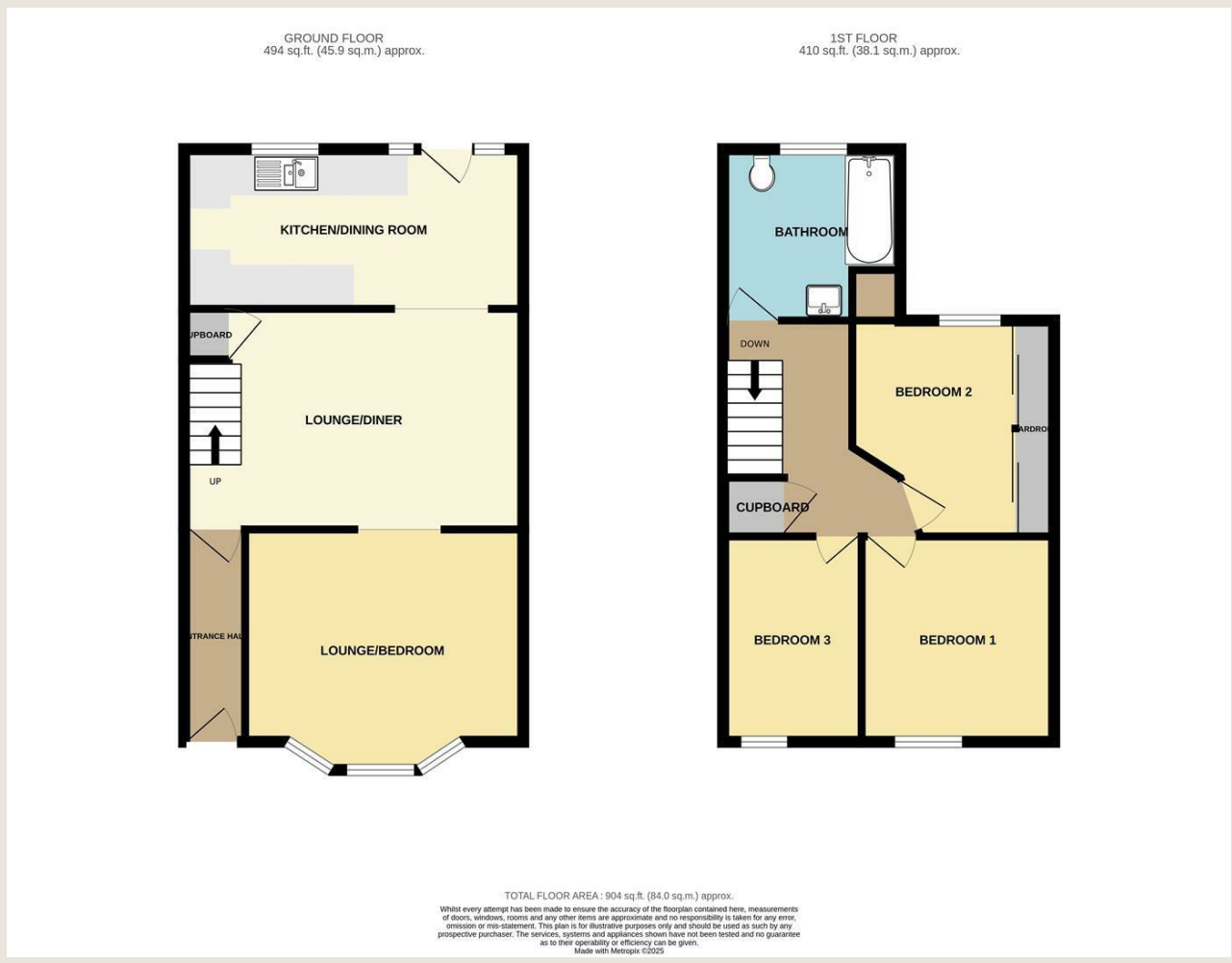












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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

