



Sidmouth Close

Burnham-On-Sea, TA8 2SX

Price £314,500



PROPERTY DESCRIPTION

A beautifully presented, three bedroom, link-detached house, situated in a cul de sac position in a popular, residential area under two miles from Burnham on Sea town centre amenities.

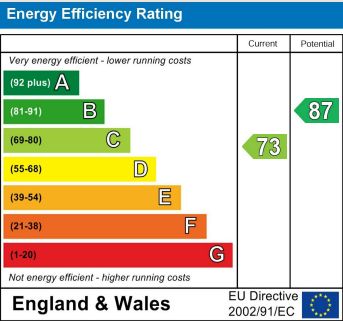
Entrance hall* Ground floor cloakroom* Good-size lounge with window overlooking the front garden* Contemporary re-fitted breakfast kitchen with a range of integrated appliances and space for dining table* Three first floor bedrooms* Family bathroom* Modern radiators* Double glazing* Open plan front garden* Driveway providing parking* Single, detached garage* Enclosed, lawned rear garden* Must be viewed internally to be fully appreciated.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel to the:

Entrance Hall

Modern radiator and door to the cloakroom and multi pane door to the lounge.

Cloakroom

5'11" x 2'9" (1.82 x 0.84)

Re-fitted with a white suite comprising low level w.c. with concealed cistern and wall mounted wash hand basin. Modern radiator and double glazed obscured window.

Lounge

15'10" maximum x 13'10" (4.85 maximum x 4.24)

Understair recess, feature electric fireplace with log and flame effect, recess above fire with space for television and sound bar and storage below, double glazed window overlooking the front garden, modern upright radiator, hard flooring, spotlights and opening with concealed sliding doors to the:

Kitchen/Breakfast Room

15'10" x 9'4" (4.83 x 2.87)

Extensively fitted with a contemporary range of blue and grey fronted units including base cupboards and drawers, integral dishwasher, five ring gas hob with oven below and modern extractor hood over, bin drawer, two concealed utensil drawers, modern worktop, integral washer/dryer and modern square stainless steel sink with mixer tap and water filter. Contrasting tiling to splashbacks, cupboard housing the Ideal gas fired boiler, breakfast bar and modern upright radiator. Space for dining table and chairs and further worktop with cupboards and drawers below. Wall mounted wooden shelving, spotlights, double glazed door to rear garden. Split spotlighting, undercupboard lighting.

First Floor Landing

Access to roof space, airing cupboard with slatted shelving.

Bedroom 1

10'7" x 8'4" (3.23 x 2.56)

Radiator, window overlooking the front garden, large double built in wardrobe with mirror fronted sliding doors.

Bedroom 2

11'2" x 8'4" (3.42 x 2.56)

Radiator, double glazed window overlooking the rear garden.

Bedroom 3

7'8" x 7'2" (2.35 x 2.20)

Radiator, double glazed window overlooking the front and fitted shelving.

Bathroom

7'1" x 6'0" (2.18 x 1.84)

Re-fitted with a white suite comprising panelled bath with wall mounted shower over with rainhead shower, low level w.c. with concealed cistern, vanity wash hand basin built into worktop with cupboards and drawers below, tiled floor, tiled walls and ladder style heated towel rail. Obscured double glazed window.

Outside

To the front of the property is an area of open plan lawned garden with gravelled edging.

To the side a driveway provides parking and gives access to the garage.

Further area of lawn to the side of the garage and access to the rear garden via a side wooden gate.

PROPERTY DESCRIPTION

Garage

17'2" x 8'2" (5.24 x 2.50)

With light and power, eaves storage space, up and over door and side personal door to the rear garden.

Rear Garden

Laid to lawn with curved wall and timber fenced boundary. Patio area and outside water tap.

Description

This three bedroom, modern link detached house has been beautifully upgraded by the current vendors to provide stylish, contemporary accommodation, situated in a convenient, cul de sac location on a popular residential development.

With improvements including; hard floors to the ground floor, re-fitted cloakroom, lounge with feature, panoramic log effect fire with niche above housing a wall mounted TV and sound bar, modern, upright radiators, a contemporary breakfast kitchen is fitted with an extensive range of units and integrated appliances including five ring gas hob, oven, washer/dryer and dishwasher.

To the first floor there are three bedrooms, the master of which has a large, mirror fronted built in wardrobe. The family bathroom has again been re-fitted with a modern, white suite and tiled walls.

Externally, there is an open plan garden to the front, driveway to the side leading to the detached garage and enclosed, lawned garden to the rear.

An early inspection to view is strongly recommended.

Directions

From the M5 motorway, junction 22, proceed into Burnham on Sea and at the roundabout beside Tesco supermarket take the third exit into the extension of Love Lane. Continue taking a sharp left into Stoddens Road turning next left into Southern Lea Road. Proceed down Southern Lea Road where Sidmouth Close will be found on your right hand side. Proceed into Sidmouth Close where the property will be found facing you on your right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- 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

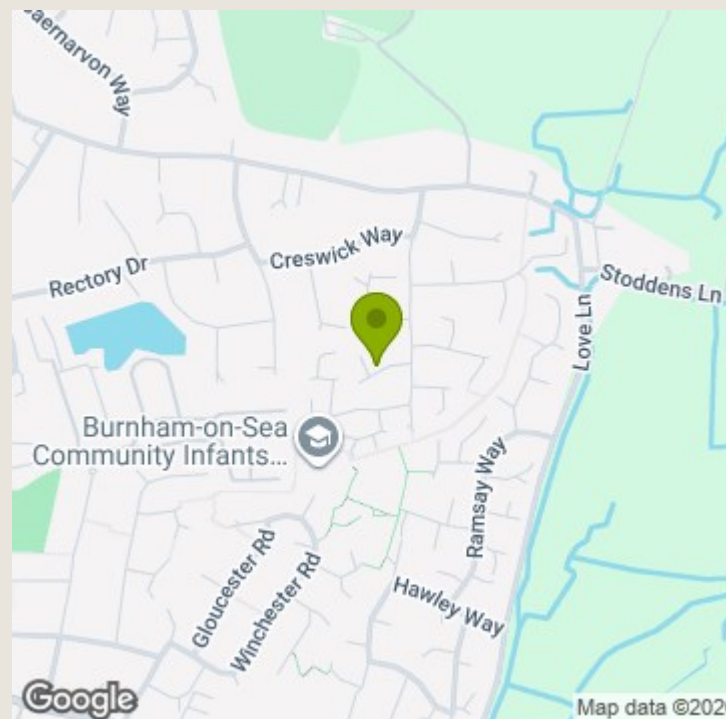
Flood Information:

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. 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, Tamlyns & Sons up to 120 inc VAT

