



4 Hillsborough Gardens

Burnham-On-Sea, TA8 2DH

Price £289,950



# PROPERTY DESCRIPTION

Attractive updated semi detached chalet style house offering up to four bedrooms situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

Entrance hall\* lounge\* kitchen\* conservatory\* dining room/bedroom\* study/bedroom\* shower room\* first floor master bedroom with en suite bathroom\* second first floor bedroom with en suite cloakroom\* parking\* carport\* garage and gardens.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

16'0" x 11'6" (4.90 x 3.52)

Feature fire surround with electric fire, television point and patio doors to the:

### Conservatory

11'5" x 7'0" (3.49 x 2.14)

Part brick and part upvc double glazed construction, underfloor heating, double glazed door to outside.

### Kitchen

10'0" x 8'3" (3.07 x 2.53)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge/freezer, plumbing for automatic washing machine, electric hob with extractor hood over, upvc double glazed window to the rear and upvc double glazed door to the side.

### Dining Room/Bedroom 3

11'6" x 11'0" (3.53 x 3.37)

Understair storage cupboard, double glazed window to the front.

### Study/Bedroom 4

8'3" x 7'3" (2.53 x 2.23)

Upvc double glazed window to the front.

### Shower Room

8'3" plus recess x 5'1" (2.53 plus recess x 1.57)

Comprising large shower enclosure, close coupled w.c., wash hand basin, tiled walls, extractor fan and two upvc double glazed obscured windows to the side.

### First Floor Landing

#### Bedroom 1

14'6" x 12'5" (4.43 x 3.81)

Access to eaves storage, upvc double glazed window to the rear.

#### En Suite Bathroom

8'11" x 5'4" (2.73 x 1.65)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c. Double glazed Velux window to the rear. Extractor fan and tiled walls.

#### Bedroom 2

20'2" x 7'4" (6.17 x 2.26)

Eaves storage, upvc double glazed window to the front and cupboard housing the Worcester combination gas boiler supplying domestic hot water and radiators.

#### En Suite Cloakroom

7'4" x 2'3" (2.25 x 0.69)

Close coupled w.c. and pedestal wash hand basin Storage cupboard and extractor fan.

### Outside

To the front of the property is an open plan garden laid principally to lawn.

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To the left hand side of the property is a driveway offering off street parking leading to the carport with gate opening to the further area leading to the:

## Garage

17'10" x 8'2" (5.45 x 2.49)

Up and over door, light and power. Window to the side.

## Garden

Area of garden laid for ease of maintenance with borders containing shrubs and bushes. Outside tap.

The garden enjoys a good degree of privacy and a sunny aspect.

## Description

The property is situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea offering highly flexible living accommodation and must be seen to be fully appreciated.

The property briefly comprises entrance hall, lounge, kitchen, dining room/ground floor bedroom\* study/ground floor bedroom\* ground floor shower room\* first floor with two bedrooms with the master having an en suite bathroom and the second bedroom having an en suite cloakroom.

The property benefits from gas central heating, upvc double glazed windows and a conservatory to the rear with a driveway to the front with carport and garage.

There is a sunny aspect garden to the rear.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road passing the inland lighthouse on the left hand side. Take a right turn into Stoddens Road and second left into Balmoral Drive. Proceed down Balmoral Drive where Hillsborough Gardens will be found further along on the right hand side. Proceed into the cul-de-sac and the property will be found on the right.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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](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:

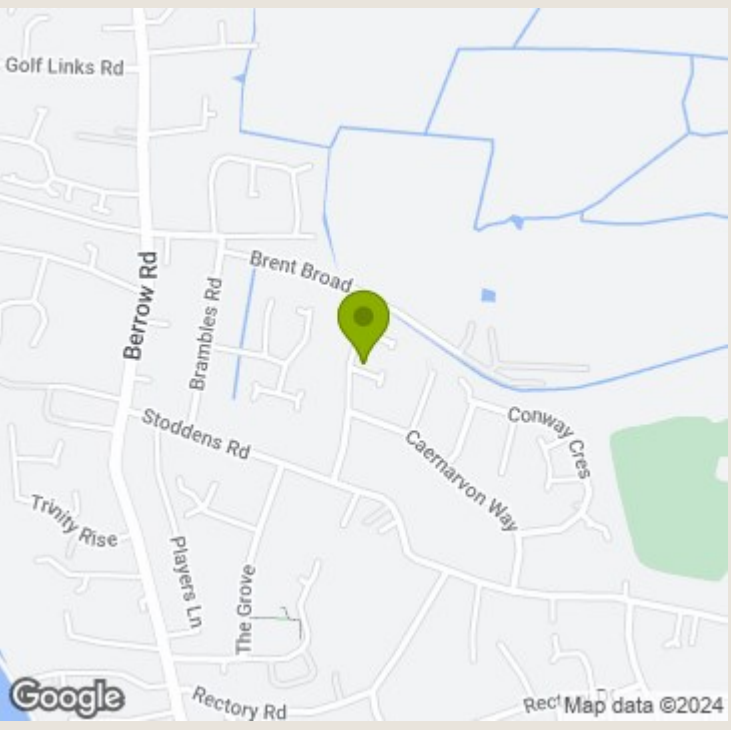
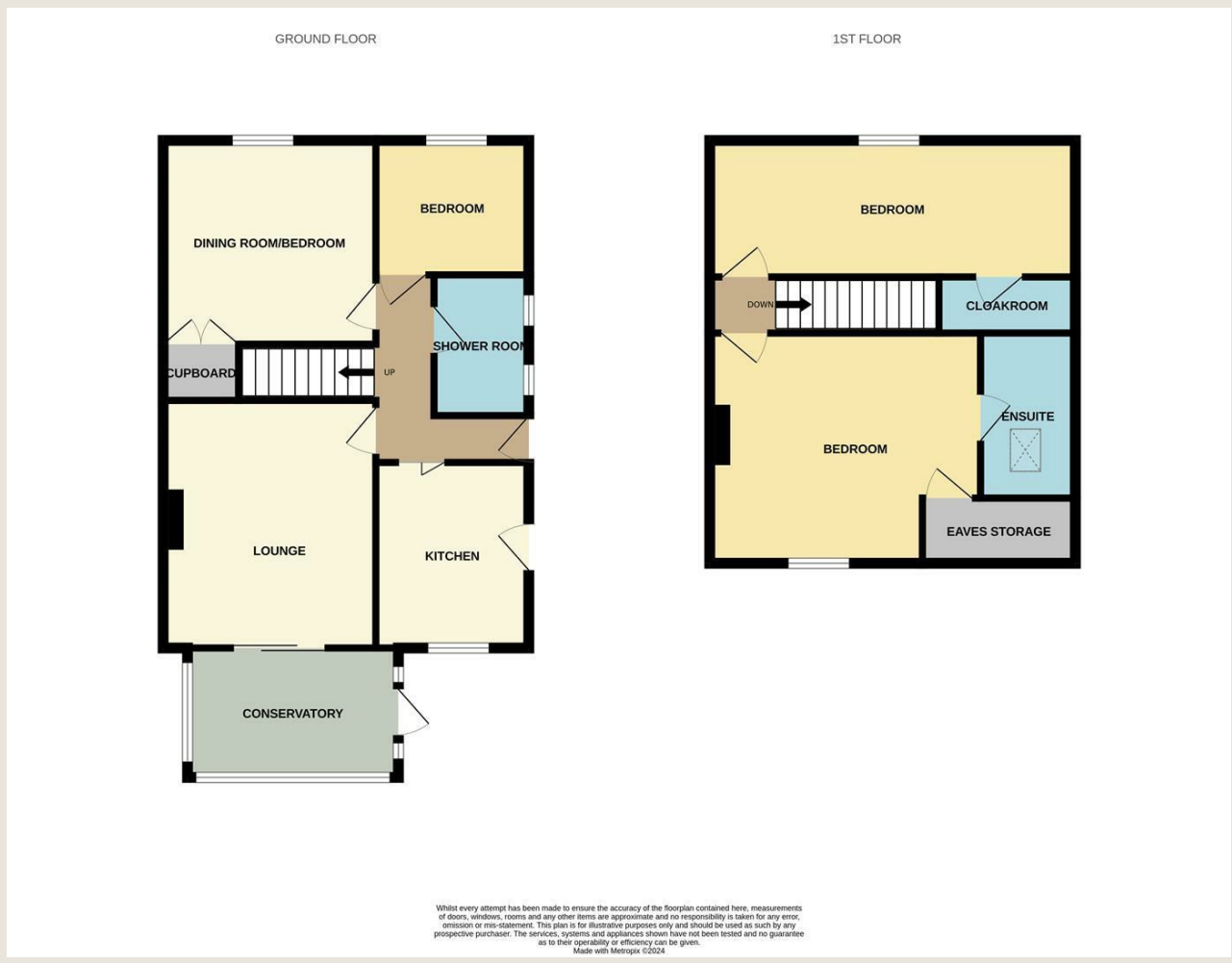
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



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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)

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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.
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