



11 Deacon Way

Burnham-On-Sea, TA8 1RG

Price £274,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive well maintained three bedroom house situated in a prime plot in a highly sought after cul-de-sac location within close proximity of Burnham-on-Sea town centre and sea front. No Onward Chain.

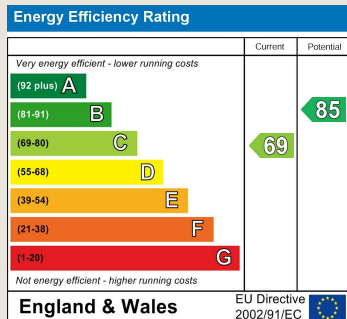
Entrance hall* cloakroom* lounge* upgraded kitchen/diner* three good sized bedrooms* upgraded bathroom* upvc double glazed windows* upgraded electrics and gas combination boiler* garage* off street parking for two vehicles* good sized enclosed rear garden enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Feature composite door with obscure glazed panel to the:

Entrance Hall

Tiled floor.

Cloakroom

Close coupled w.c., corner wash hand basin and upvc double glazed obscured window to the side.

Lounge

16'10" maximum x 13'1" maximum (5.14 maximum x 4.00 maximum)

Upvc double glazed bay window to the front, stairs rising to the first floor, understair storage cupboard and television point. Door to the:

Kitchen/Diner

13'1" x 7'9" (4.00 x 2.37)

Fitted with an upgraded range of wall and floor units to incorporate integrated electric oven, hob and extractor fan, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to the rear and upvc double glazed door opening to the rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

18'4" x 7'8" (5.61 x 2.35)

Upvc double glazed windows to the front and rear. Access to loft space. Radiator.

Bedroom 2

11'4" x 9'5" (3.46 x 2.88)

Large walk in wardrobe with upvc double glazed window to the front.

Airing cupboard housing the combination gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the front.

Bedroom 3

10'11" x 6'5" (3.35 x 1.96)

Upvc double glazed window to the rear.

Family Bathroom

5'11" x 5'2" (1.82 x 1.59)

P shaped bath with mixer tap and shower attachment over with rain head and hand held shower, close coupled w.c., pedestal wash hand basin, heated towel rail, part tiled walls and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid to lawn with driveway offering off street parking for two vehicles and leading to the:

Garage

With up and over door, light and power. Upvc double glazed door to the rear garden.

Rear Garden

With good sized patio area with low level fence and gate opening to the good sized area of artificial lawn.

PROPERTY DESCRIPTION

The garden measures approximately 35ft in length enjoying a good degree of privacy and is an attractive feature of the property making a full inspection essential.

Description

This attractive highly sought after design of three bedroom house is set in a prime plot with a good sized enclosed low maintenance garden to the rear that enjoys a good degree of privacy with an aspect over open space to the front towards Priory Gardens.

The property is offered in excellent order throughout and briefly comprises entrance hall with cloakroom, lounge, well appointed kitchen/diner, three good sized bedrooms and an upgraded bathroom to the first floor. The property further benefits from having gas central heating, upvc double glazed windows, upgraded electric, garage and off street parking for two vehicles making a full inspection essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens and follow the road around where Deacon Way will be found on the left hand side. Proceed into the cul-de-sac and the property will be found directly in front of you.

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

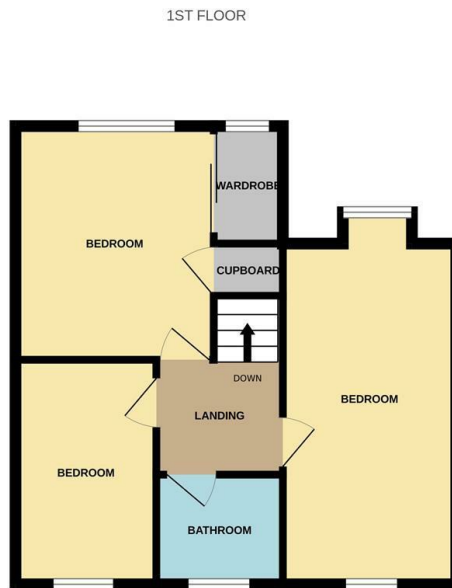
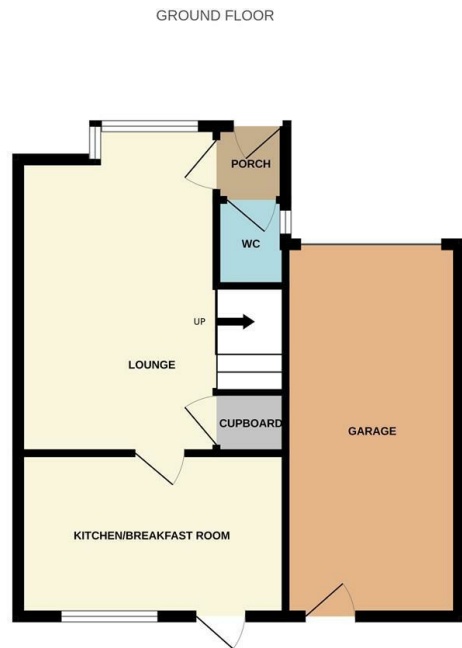
Flood Information:

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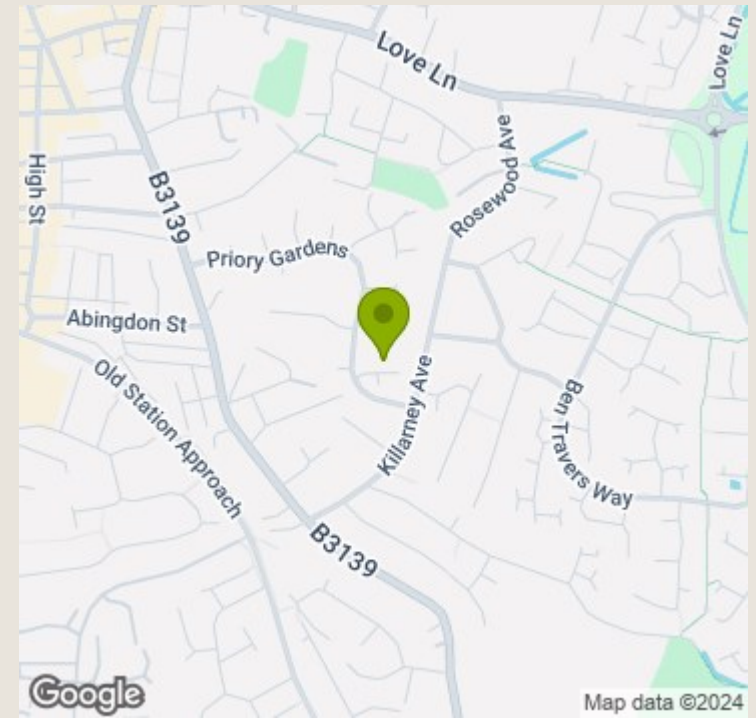








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

IMPORTANT NOTICE

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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.
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

