



4 Jaycroft Road

Burnham-On-Sea, TA8 1LE

Price £385,000



PROPERTY DESCRIPTION

A four bedroom, three reception room semi detached house having been in the same ownership for over 60 years situated in a highly sought after residential location within close proximity of Burnham-on-Sea town centre and sea front. In need of some modernisation and improvement.

Entrance porch* imposing entrance hall* lounge* sitting room with conservatory off* dining room* kitchen* ground floor shower room* first floor landing* four bedrooms* family bathroom* gas central heating* garage* off street parking* good size sunny aspect garden to the rear.

Rare opportunity. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden door to the:

Entrance Porch

Feature tessellated floor, glazed door with matching side panel to the:

Imposing Entrance Hall

13'0" x 10'1" (3.97 x 3.08)

Feature dog legged staircase rising to the first floor, understair storage cupboard, sash window to the front.

Lounge

15'8" maximum x 12'4" (4.79 maximum x 3.76)

Bay window to the front, feature fire surround, cornice ceiling, picture rail.

Sitting Room

12'5" x 11'5" (3.79 x 3.49)

Upvc double glazed sash window to the side. Two double glazed doors opening to the:

Conservatory

11'4" x 7'0" (3.47 x 2.14)

Upvc double glazed construction, tiled floor and two upvc double glazed French doors opening to the rear garden.

Dining Room

12'9" x 10'10" (3.90 x 3.32)

Chimney breast with feature fire surround and recess. Feature original dresser to the left hand side and storage cupboards to the right. Understair storage cupboard and upvc double glazed window to the rear. Archway to the:

Kitchen

13'5" x 6'6" (4.09 x 2.00)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated eye level oven, electric hob with extractor fan over, plumbing for automatic washing machine

and dishwasher, space for fridge, newly installed gas combination boiler supplying domestic hot water and radiators, window to the side. Opening to the:

Rear Porch

Space for fridge freezer and upvc double glazed door to outside.

Shower Room

9'10" x 6'5" (3.01 x 1.98)

Large shower enclosure, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below. Tiled floor, storage cupboard and upvc double glazed obscured window to the side.

First Floor Landing

Access to roof space.

Bedroom 1

15'6" maximum x 12'5" (4.74 maximum x 3.80)

Bay window and picture rail.

Bedroom 2

12'5" x 11'6" (3.79 x 3.51)

Window to the rear.

Bedroom 3

12'11" x 6'8" (3.95 x 2.04)

Feature fire surround, window to the rear.

Bedroom 4

10'1" x 9'5" (3.08 x 2.88)

Window to the front.

Bathroom

9'4" x 3'6" (2.87 x 1.08)

Comprising panelled bath, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below and obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary wall with a front garden area laid for ease of maintenance which could create further parking should it be required.

To the left hand side of the property is a driveway offering off street parking and leading to the:

Garage

With up and over door.

Side gate gives access to the:

Rear Garden

Measuring approximately 65ft in length with good sized patio area, good sized lawn with borders containing numerous shrubs and bushes.

Two greenhouses, garden shed.

The garden enjoys a sunny aspect and a good degree of privacy and is a particular feature of the property making a full inspection essential.

Description

This highly attractive semi detached house has been in the same family ownership for over 60 years. The property is set in a prime plot in this highly sought after cul-de-sac location within a short walk of Burnham-on-Sea town centre and sea front.

The property briefly comprises entrance porch, imposing entrance hall, lounge, sitting room with conservatory off, dining room, kitchen and ground floor shower room. To the first floor there is a landing, four bedrooms and family bathroom.

The property benefits from having newly installed gas boiler supplying central heating and hot water, garage, off street parking and good sized enclosed sunny aspect garden enjoying a high

degree of privacy.

The property is in need of modernisation and improvement and offers great potential for an individual to put their own mark on this stunning family home.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street where Jaycroft Road will be found on the left hand side.

Proceed into Jaycroft Road and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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

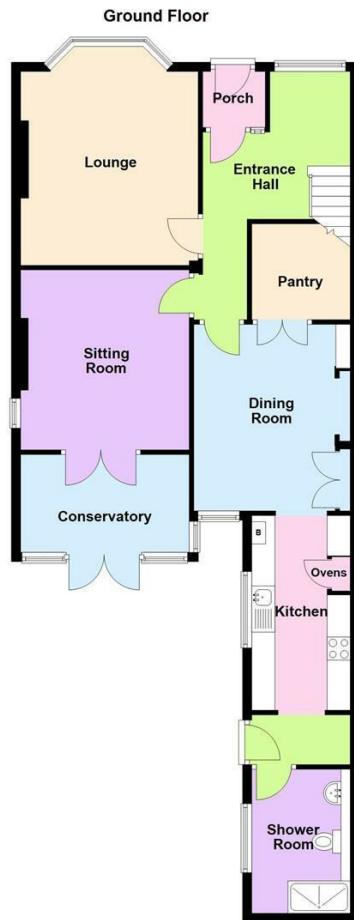
Flood Information:

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

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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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