



37 Broadhurst Gardens

Burnham-On-Sea, TA8 1LP

Price £275,000



# PROPERTY DESCRIPTION

An attractive two bedroom detached bungalow set in a corner plot in a highly sought after cul-de-sac location on the outskirts of Burnham-on-Sea close to the Apex Park and within a short drive of Burnham-on-Sea town centre and sea front.

Entrance hall\* lounge\* good size conservatory/dining room\* kitchen\* two double bedrooms\* shower room\* gas central heating\* upvc double glazed windows\* garage\* off street parking\* low maintenance corner gardens\* good size workshop.



## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel to the:

### Entrance Hall

Storage cupboard, open fronted cupboard and access to roof space.

### Lounge

14'8" x 10'9" (4.48 x 3.30)

Feature fire surround with gas fire, wall light points, upvc double glazed window to the rear and upvc double glazed door to the:

### Conservatory/Dining Room

12'2" x 10'9" (3.72 x 3.30)

Upvc double glazed and brick construction with upvc double glazed door to outside.

### Kitchen

9'11" x 8'4" (3.03 x 2.56)

Fitted with a range of wall and floor units to incorporate eye level oven, gas hob and extractor fan. Breakfast bar, one and a half bowl drainer sink unit, plumbing for automatic washing machine, upvc double glazed window to the front and upvc double glazed obscured door to the driveway.

### Bedroom 1

11'6" x 9'6" (3.53 x 2.91)

Upvc double glazed window to the rear.

### Bedroom 2

11'4" x 7'8" (3.46 x 2.35)

Dual aspect upvc double glazed windows to the front and side.

### Shower Room

6'8" x 5'1" (2.04 x 1.57)

Corner shower cubicle, close coupled w.c., pedestal wash hand basin and heated towel rail. Upvc double glazed obscured window to the front.

### Outside

The property is set in a corner plot with open plan front and side gardens.

Pedestrian access gate to the rear garden which is laid for ease of maintenance with good size workshop/shed.

To the left hand side of the property is a driveway offering off street parking for two to three vehicles leading to the:

### Garage

With up and over door.

### Description

This attractive detached bungalow is situated in a highly sought after residential location set in a prime corner plot and briefly comprises entrance hall, lounge with good size conservatory/dining room off, kitchen, two double bedrooms and a shower room.

## PROPERTY DESCRIPTION

The property benefits from gas central heating, upvc double glazed windows, garage, driveway with off street parking for two to three vehicles, good size workshop.

The property is in need of some upgrading and an early application to view is strongly recommended by the vendors selling agents.

### Directions

From the Esso service station at the junction of Love Lane and Oxford Street proceed along Oxford Street into Highbridge Road for approximately half a mile and take a right turn into Broadhurst Gardens and the property will be found on the left hand side.

### 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

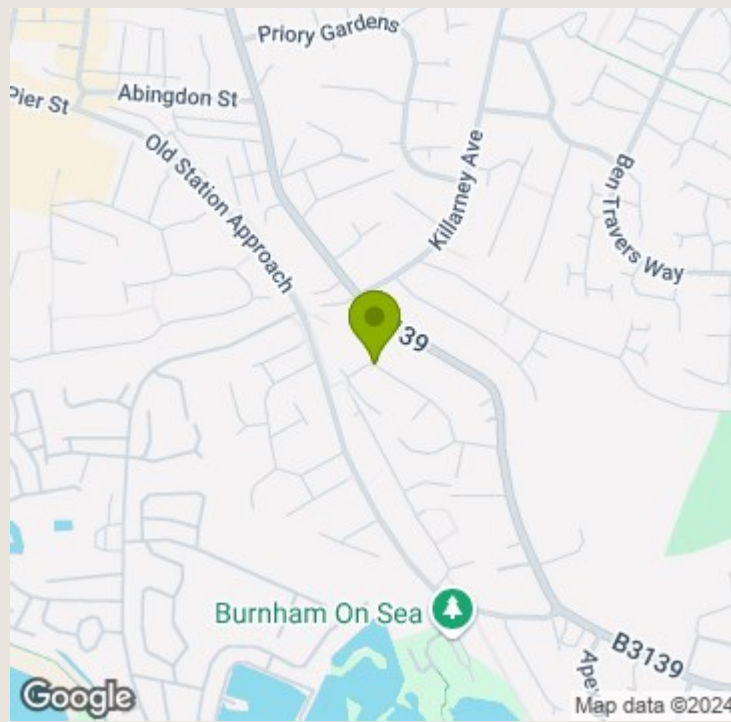
Flood Information:

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

