



44 Saxondale Avenue

Burnham-On-Sea, TA8 2PS

Price £250,000



# PROPERTY DESCRIPTION

Upgraded and improved two bedroom semi detached bungalow situated in a highly sought after residential location to the north of Burnham-on-Sea.

Entrance porch\* entrance hall\* lounge\* upgraded kitchen\* conservatory\* two double bedrooms\* wet room\* gas central heating\* upvc double glazed windows\* garage\* off street parking\* low maintenance gardens to the front and rear.

## 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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Porch

Further part glazed door to the:

### Entrance Hall

Access to roof space via ladder.

### Lounge

12'6" x 11'4" (3.82 x 3.47)

Upvc double glazed window to the front, television point.

### Kitchen

12'0" x 8'4" (3.67 x 2.55 )

Fitted with an upgraded range of wall and floor units to incorporate single sink drainer unit, electric cooker point, extractor hood, plumbing for washing machine and dishwasher, gas combination boiler supplying domestic hot water and radiators. Upvc double glazed obscured window to the side and upvc double glazed window to the rear. Upvc double glazed door to the:

### Conservatory

11'0" x 8'6" (3.37 x 2.6)

Of upvc double glazed construction with upvc double glazed sliding door to outside.

### Bedroom 1

11'2" x 11'5" (3.42 x 3.5)

Upvc double glazed window to the rear.

### Bedroom 2

11'5" x 7'2" (3.5 x 2.2)

Upvc double glazed window to the front.

### Wet Room

7'11" x 4'7" (2.42 x 1.4)

Pedestal wash hand basin and close coupled w.c. Shower area, extractor fan and upvc double glazed obscured window to the side.

### Outside

To the front of the property is an open plan front garden laid for ease of maintenance with central border with mature bushes and shrubs.

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

### Garage

15'8" x 8'0" (4.8 x 2.45)

Up and over door.

Gate between the garage and the bungalow gives access to the:

### Rear Garden

Enclosed and laid for ease of maintenance enjoying a good degree of

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privacy.

Outside tap and outside light.

## Description

This attractive semi detached bungalow is situated in a sought after location to the north of Burnham-on-Sea and has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance porch, entrance hall, lounge, upgraded kitchen with conservatory off, two double bedrooms and wet room.

The property benefits from having gas central heating, upvc double glazed windows, garage, off street parking and low maintenance gardens to the front and rear.

Offered in good decorative order throughout making an early application to view essential.

## Directions

Proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Saxondale venue. Proceed down Saxondale Avenue and the property will be found on the right 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:

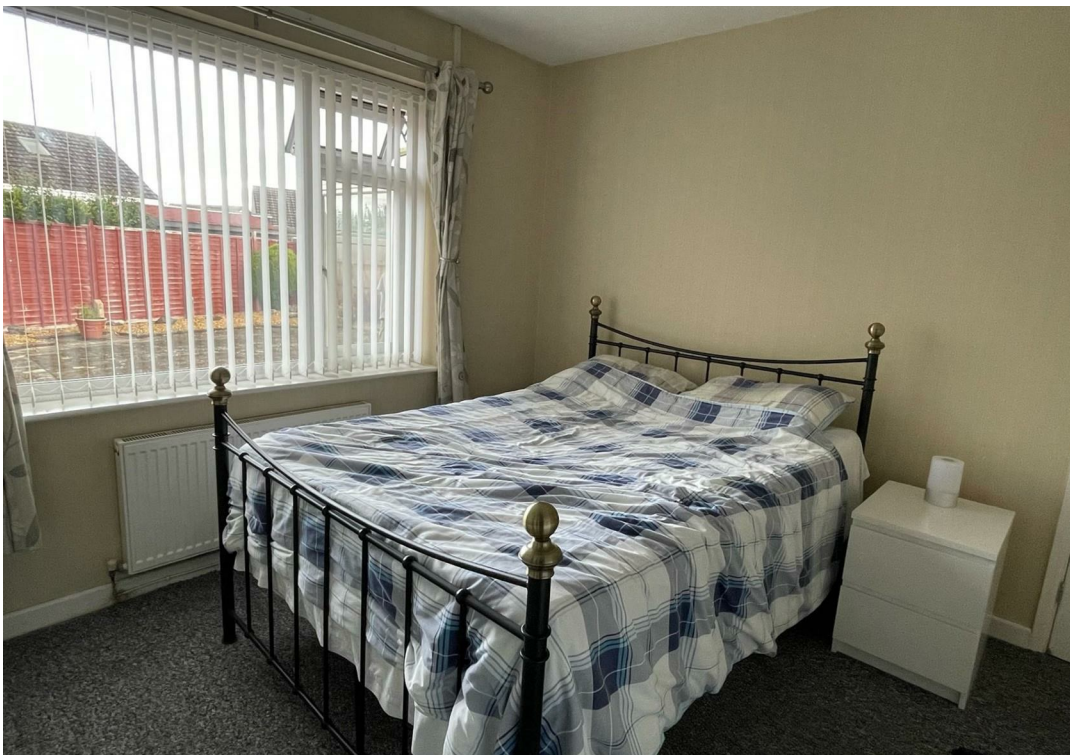
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

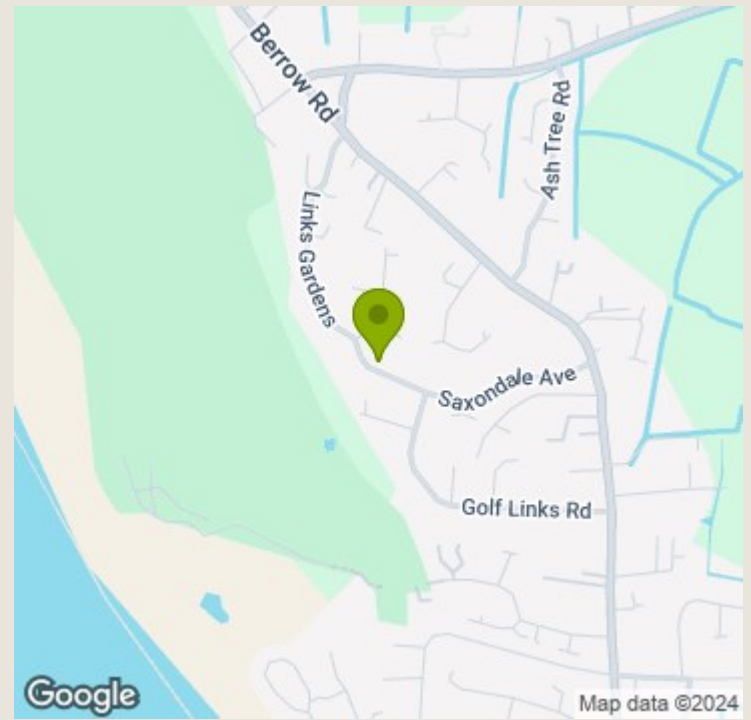
Flood Information:

[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

