



47 Worston Lane

Burnham-On-Sea, TA8 1LZ

Price £235,950



PROPERTY DESCRIPTION

A spacious, older style, three bedroom house, situated under a mile away from Burnham on Sea town centre and beach

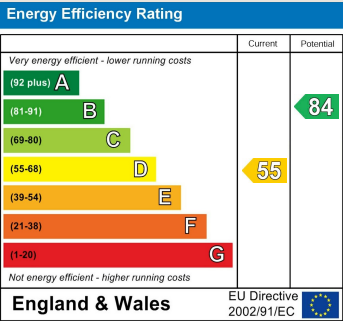
Entrance hall* Lounge with bay window* Dining room with multi fuel burner* Kitchen* Side utility room* Ground floor bathroom* Three bedrooms and shower room to the first floor* Gas fired central heating with combination boiler* Double glazing* Enclosed gardens to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door to the:

Entrance Hall

Stairs rising to the first floor, radiator.

Lounge

12'1 x 14'1 maximum (3.68m x 4.29m maximum)

Square double glazed bay window. Radiator.

Dining Room

13'6 x 11 (4.11m x 3.35m)

Feature fireplace surround with multi fuel burner with tiled hearth. Window to the side and sash style window to the rear. Understair storage cupboard and radiator. Archway to the:

Kitchen

10'6 maximum x 9'7 (3.20m maximum x 2.92m)

Fitted with a range of cream coloured units including base cupboards and drawers and matching wall mounted cupboards with contrasting worktops over. Single drainer stainless steel sink unit, window to the side and built in eye level electric oven and four ring electric hob, tiled floor. Door to side porch/utility.

Utility

14'3 x 5 (4.34m x 1.52m)

Windows to one side and half glazed double glazed door to the rear garden. Space for fridge/freezer and additional fridge. Space for tumble dryer and washing machine with worktops over. Tiled floor and radiator.

Ground Floor Bathroom

9'7 x 5'9 (2.92m x 1.75m)

Comprising a white suite of panelled bath, low level w.c., pedestal wash hand basin, ladder style heated towel rail, window to the side and double glazed obscured window to the rear. Tiled floor.

First Floor Landing

Master Bedroom

15'7 x 11'8 (4.75m x 3.56m)

With two double glazed windows overlooking the front, wooden fireplace surround and radiator.

Bedroom 2

12'3 x 8'1 (3.73m x 2.46m)

Radiator and double glazed window overlooking the rear.

Bedroom 3

9'7 x 8'3 (2.92m x 2.51m)

Radiator, airing cupboard housing the gas fired combination boiler. Double glazed window to the rear.

Shower Room

6'1 x 5'10 (1.85m x 1.78m)

With tiled shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, ladder style heated towel rail and upvc double glazed obscured window.

Outside

The front of the property is laid to gravel.

PROPERTY DESCRIPTION

We understand from the vendor that there is a right of pedestrian access over a driveway to the left hand side of the property which leads via a timber gate to the:

Rear Garden

Concrete patio area, gravelled areas, area of lawn, timber shed and wood store.

Outside tap.

Description

This well proportioned, three bedroom end of terrace house is situated in a popular, residential location under a mile away from Burnham on Sea town centre facilities. The deceptively spacious accommodation is presented over two floors and briefly comprises; Entrance hall, lounge with double glazed bay window overlooking the front, separate dining room with attractive fireplace containing the multi-fuel burner, fitted kitchen with built in oven and hob, utility room to the side providing ample space for white goods and a ground floor bathroom.

To the first floor there are three bedrooms, the master of which is of a particularly good size and there is also a first floor shower room.

The property is gas centrally heated with a combination boiler.

An early inspection to view is recommended.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside

the Esso service station proceed along Oxford Street passing the catholic Church on the right hand side. Before the Lighthouse Inn on the right take a left turn into Killarney Avenue. Take the next right a continuation of Worston Lane where No.47 will be found further along 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

checker.ofcom.org.uk/en-gb/broadband-coverage

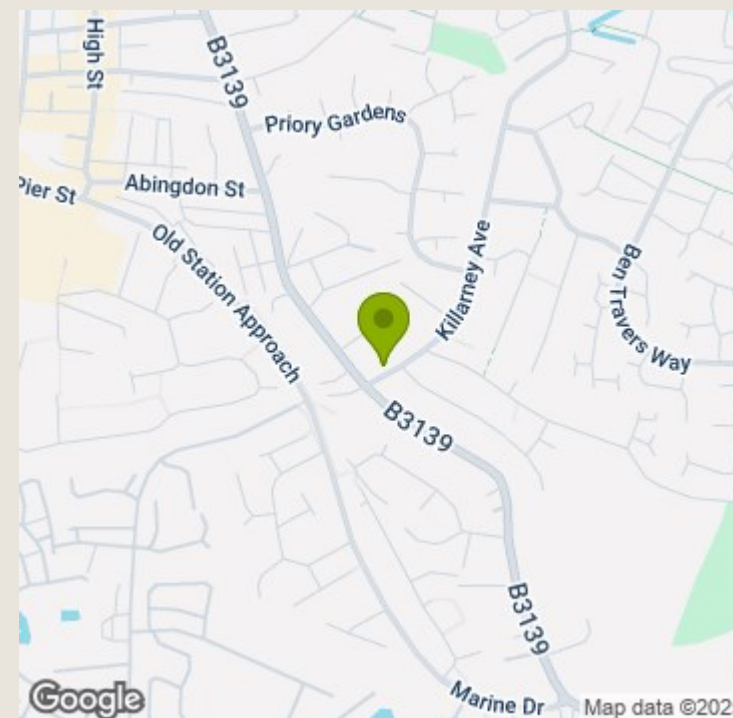
Flood Information:

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

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. Berryman's 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

