



5 Ramsay Way, Burnham-On-Sea, TA8 2TR

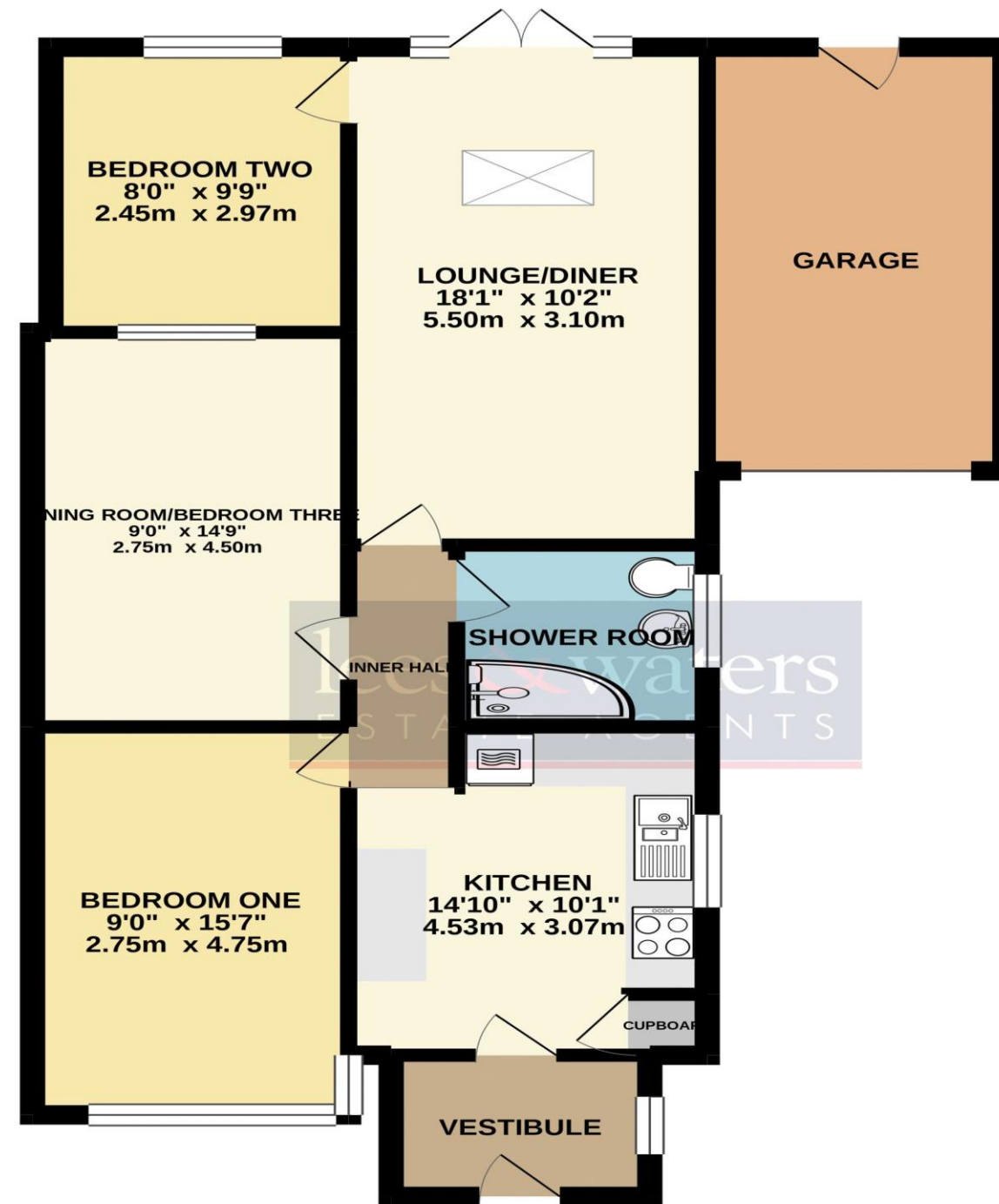
£269,995 - Freehold

No Onward Chain | Extended | Semi Detached Bungalow | Two/Three Bedrooms | Large Lounge | Modern Kitchen | Garage & Ample Parking | Fully UPVC Double Glazed & Gas Central Heating | Good Local Amenities | EPC Rating: TBC





GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

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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ROOMS

Entrance Porch

5' 3" x 7' 3" (1.61m x 2.22m)

Kitchen

14' 10" x 10' 1" (4.53m x 3.07m)

Lounge

18' 1" x 10' 2" (5.50m x 3.10m)

Bedroom One

18' 1" x 10' 2" (5.50m x 3.10m)

Bedroom Two

18' 1" x 10' 2" (5.50m x 3.10m)

Dining Room/Bedroom Three

18' 1" x 10' 2" (5.50m x 3.10m)

Shower Room

18' 1" x 10' 2" (5.50m x 3.10m)

Tenure

Freehold

Services

Mains gas, electricity, water & drainage

Heating

Gas central heating. 'Worcester' boiler in loft which has a fitted loft ladder

Council Tax Band

C

THE PROPERTY

On the market with no onward chain is this very impressive and extended semi detached bungalow.

There is ample parking and access to a single garage with electric roller door, tiled floor, power sockets and rear door into the garden.

The rear garden is fairly low maintenance and the shed will stay.

Internally there is a well proportioned entrance hall which leads to the modern kitchen with tiled floor, mid-height oven & grill and electric hob.

In terms of reception space there is a large lounge which benefits from a rear extension and French doors into the sunny south east facing rear garden. There is also the dining room which could be used as an occasional third bedroom (due to not having an external window).

Completing the accommodation are the two bedrooms. Bedroom One having ample space for a good range of bedroom furniture.

Well proportioned throughout, well decorated and with plenty of kerb appeal, we expect a lot of interest in this property.

Please note that we await grant of probate before any exchange of contracts can take place.

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.