



5 Charlestone Road
Burnham-On-Sea, TA8 2AP
Price £350,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A three/four bedroom (one ground floor) detached house situated in a highly sought after residential location within a short walk of Burnham-on-Sea town centre and sea front. Offered with no onward chain.

Entrance hall* cloakroom* lounge* conservatory/utility* kitchen/breakfast room* side porch* ground floor bedroom/study* first floor landing* three first floor bedrooms* master en suite shower room* wet room* garage* gated off street parking* enclosed gardens to the front and rear* gas central heating* upvc double glazed external windows* must be seen.

Local Authority

Somerset Council Council Tax Band: C

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		62	75
(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)

Upvc double glazed door to the:

Entrance Hall

Cloakroom

Low level w.c. and wash hand basin.

Lounge

17'0" x 15'0" maximum (5.19 x 4.58 maximum)

Feature fire surround with gas fire, wall light points and door to the inner hallway. Upvc double glazed window to the front and part glazed door with matching side panel to the:

Conservatory/Utility Room

16'5" x 7'4" (5.02 x 2.25)

Part brick and part upvc double glazed construction with Belfast sink and worktop. Year round roof and upvc double glazed door to outside.

Kitchen/Breakfast Room

15'3" x 10'4" (4.67 x 3.16)

Fitted with an extensive range of wall and floor units to incorporate single drainer sink unit, gas cooker point, plumbing for dishwasher, extractor hood, under unit lights, upvc double glazed window to the front and part glazed door to the:

Side Porch

6'9" x 2'7" (2.06 x 0.79)

Part brick and part upvc double glazed construction with upvc double glazed doors to the front and rear.

Study/Bedroom 4

9'9" x 5'10" plus wardrobes (2.99 x 1.79 plus wardrobes)

Wooden internal window to the rear and high level upvc double glazed window to the

side.

First Floor Landing

Upvc double glazed window to the front with aspect towards Brent Knoll.

Master Bedroom

13'11" x 8'10" maximum (4.25 x 2.70 maximum)

Upvc double glazed windows to the front and side. Built in storage cupboard and access to roof space.

En Suite Wet Room

8'2" maximum x 3'10" (2.49 maximum x 1.17)

Shower area, pedestal wash hand basin, upvc double glazed obscured window, w.c. and heated towel rail.

Bedroom 2

11'8" maximum x 13'4" maximum (3.58 maximum x 4.07 maximum)

L shaped with part stripped wooden flooring and upvc double glazed window to the rear.

Bedroom 3

8'9" x 7'6" plus recess (2.68 x 2.3 plus recess)

Upvc double glazed window to the front.

Family Wet Room

7'5" x 7'0" (2.27 x 2.14)

Shower area with low level screening, Clos Mat electric toilet, pedestal wash hand basin and extractor fan. Upvc double glazed obscured window to the front. Storage cupboard.

Outside

To the front of the property is a boundary wall with gated access to ramped access to the front door.

The front garden has a variety of bushes and shrubs with lawn area.

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Two double gates open to a long driveway offering off street parking for three/four vehicles and access to the:

Garage

16'3" x 7'10" (4.96 x 2.39)

With up and over door. Upvc double glazed window.

Rear Garden

The rear garden enjoys a sunny aspect with patio area and borders containing shrubs and bushes.

Agents Notes

The property has owned solar panels further details available from the selling agent We understand from our vendor that the property is sold with the benefit with NO ONWARD CHAIN

Description

This attractive detached house offers highly flexible living accommodation and briefly comprises entrance hall with cloakroom, lounge with good sized conservatory/utility room off, well appointed kitchen/breakfast room with side porch off and study/bedroom 4. To the first floor there is a good size landing, three bedrooms with the master having an en suite wet room and also an additional family wet room.

The property benefits from having ramped access to the front door, gas central heating, upvc double gated external windows and is offered in good order throughout.

An early application to view is strongly recommended by the vendors selling agents.

Directions

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

service station proceed in a northerly direction along the Berrow Road turning first right into Westfield Road. Proceed down Westfield Road taking the first left into Charlestone Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

- Mains electric, gas and water
- Water metered
- Gas central heating
- Solar panels
- 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

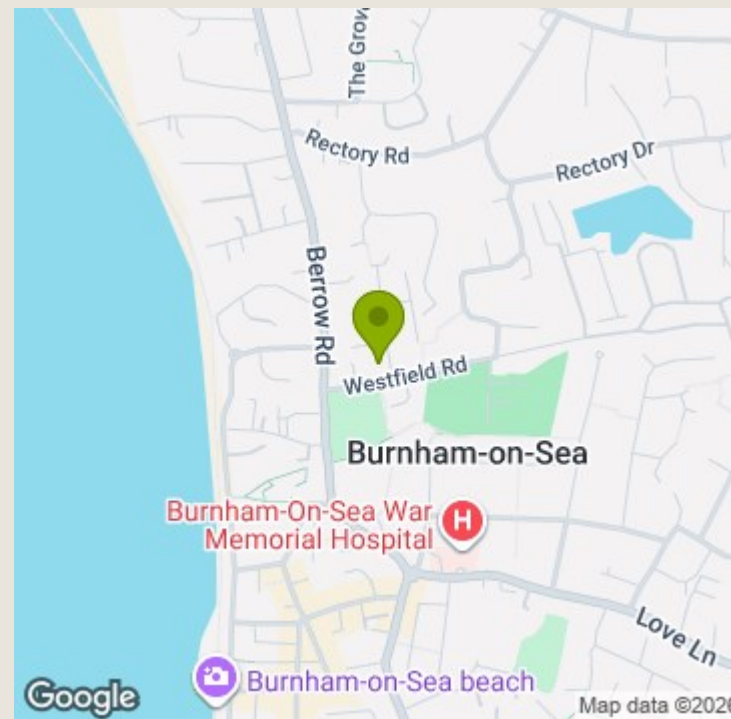
Flood Information:

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. 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

