

2 Westfield Court

Burnham-On-Sea, TA8 2DW

Price £425,000

BERRYMAN'S

PROPERTY DESCRIPTION

"SOUGHT-AFTER WESTFIELD LOCATION • PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND SHOWER ROOM • TWO FURTHER DOUBLE BEDROOMS • PRIVATE SUNNY REAR GARDEN • WALKING DISTANCE TO THE TOWN CENTRE AND SEAFRONT"

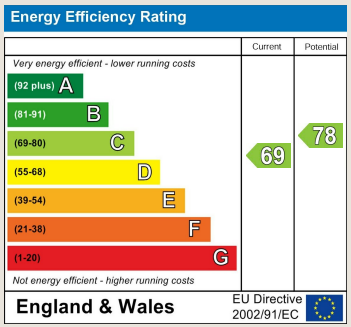
An attractive and spacious three-bedroom detached bungalow, featuring a principal bedroom suite complete with an en-suite dressing room and shower room. The property enjoys a sunny, private rear garden and is ideally situated within the highly sought-after Westfield area, occupying a desirable cul-de-sac position. Conveniently located within easy walking distance of Burnham-on-Sea town centre and the seafront, this superb home offers an excellent combination of comfort, privacy, and accessibility.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Solid mahogany hardwood double glazed obscured door with matching side panel to the:

Entrance Hall

Parquet flooring, loft access and cloaks cupboard.

Lounge

16'6" x 10'7" (5.04 x 3.25)

Large solid mahogany hardwood framed double glazed window to the rear, feature fire surround with electric fire, wall light points and archway through to the:

Dining Room

10'11" x 9'6" (3.33 x 2.92)

Solid mahogany hardwood framed double glazed window to the rear.

Kitchen/Breakfast Room

16'7" x 9'10" (5.08 x 3.00)

Fitted with an extensive range of wall and floor units, double oven, electric hob, plumbing for automatic washing machine and dishwasher, space for tumble dryer, breakfast bar, space for fridge/freezer, two solid mahogany hardwood framed double glazed windows to the front, tiled walls and tiled floor. Door to the:

Side Porch

19'1" x 2'9" (5.82 x 0.84)

Two roof lights and solid mahogany hardwood framed double glazed obscured doors to the front and rear.

Bedroom 1

14'7" x 9'6" (4.46 x 2.91)

Solid mahogany hardwood framed double glazed window to the rear and archway to the:

Dressing Room

11'8" x 6'6" plus wall length wardrobes (3.57 x 2.00 plus wall length wardrobes)

Further built in chest of drawers and solid mahogany hardwood framed double glazed window to the rear.

En Suite Shower Room

8'6" x 7'8" (2.61 x 2.34)

Shower cubicle with bi-fold door, built in vanity unit with two sinks and storage below, close coupled w.c. and bidet. Solid mahogany hardwood framed double glazed obscured window to the side.

Bedroom 2

13'0" x 7'7" extending to 9'1" (3.98 x 2.32 extending to 2.79)

Solid mahogany hardwood framed double glazed bay window to the front.

Bedroom 3

11'6" x 8'7" (3.52 x 2.62)

Solid mahogany hardwood framed double glazed window to the rear.

Bathroom

10'2" x 5'1" (3.12 x 1.57)

Comprising panelled bath, mixer tap and shower attachment. Pedestal wash hand basin and close coupled w.c. Bidet. Tiled walls, two solid mahogany hardwood framed double glazed obscured windows to the front.

Outside

To the front of the property is an open plan garden with mature bushes and shrubs with good size area of lawn.

Driveway offers off street parking and leads to a double tandem garage.

PROPERTY DESCRIPTION

Garage

34'4" x 7'6" (10.49 x 2.31)

Up and over electronically operated door, upvc double glazed window to the rear, light and power. Two upvc double glazed doors opening to the rear garden.

Rear Garden

Good size area of lawn with patio. Wide variety of bushes, shrubs and trees and enjoys a sunny aspect and a high degree of privacy.

To the right hand side of the property there is a good size area of vegetable garden.

The garden is a particular feature of the property making a full inspection essential.

Description

This impressive detached bungalow is presented in excellent order throughout and offers generous, well-balanced accommodation comprising an inviting entrance hall, spacious lounge, dining room, large fitted kitchen/breakfast room, principal bedroom suite with dressing room and en-suite shower room, two further double bedrooms, and a family bathroom.

Externally, the property benefits from a double-length tandem garage, ample off-road parking, and an attractive enclosed rear garden enjoying a sunny aspect and a high degree of privacy, providing an ideal space for relaxation and outdoor entertaining.

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

Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed along the Berrow Road passing the indoor swimming pool on the left hand side. Take a right turn into Westfield Road and proceed around the bend into Westfield Drive following the road to the right and right again and the property will be found in Westfield Court on the left hand side. The property will be found at the end of the cul-de-sac on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-C

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years (As advised by the vendors the property has never flooded)
- 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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman