



8 Mountbatten Close

Burnham-On-Sea, TA8 2HT

Price £345,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

An extended, upgraded and improved three bedroom semi detached house situated in a highly sought after cul-de-sac location within a short walk of a footpath leading to the miles of sandy beach.

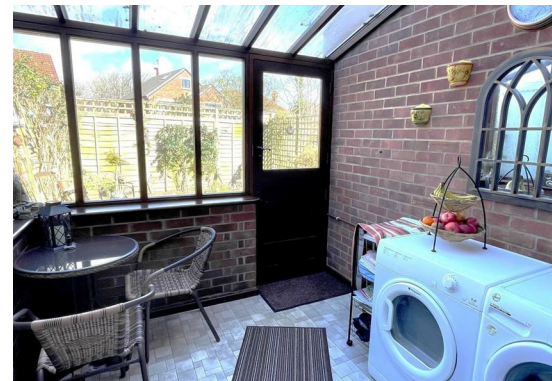
Entrance hall\* cloakroom\* lounge\* stunning dining room/sitting room\* kitchen with utility/conservatory off\* first floor landing\* three bedrooms\* bathroom\* garage\* parking and superb corner gardens.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Front door with glazed panel opening to the:

### Entrance Hall

Stairs rising to the first floor, understair storage cupboard and two multi pane doors opening to the lounge.

### Cloakroom

Comprising close coupled w.c., pedestal wash hand basin, heated towel rail and upvc double glazed obscured window to the front.

### Lounge

14'10" x 10'6" (4.54 x 3.21)

Feature fireplace with gas fire. Upvc double glazed bow window to the front. Opening to the:

### Dining Room/Sitting Room

18'4" maximum x 17'3" (5.59 maximum x 5.26)

Double glazed windows to the side and rear and doors to outside.

### Kitchen

8'11" x 8'5" (2.73 x 2.59)

Fitted with attractive range of wall and floor units to incorporate electric cooker point with extractor hood over, single sink drainer unit, space for fridge, plumbing for dishwasher, wooden window to the rear and stable style door to the utility/conservatory.

### Utility/Conservatory

7'7" x 7'4" (2.32 x 2.26)

Part brick and part wooden double glazed construction with space for tumble dryer, plumbing for automatic washing machine and stable style door opening to the rear garden.

## First Floor Landing

Cupboard with gas boiler supplying domestic hot water and radiators. Access to roof space.

### Bedroom 1

11'11" x 9'8" (3.64 x 2.96)

Built in wardrobe and storage cupboards, upvc double glazed window to the front.

### Bedroom 2

10'0" x 8'4" (3.06 x 2.56)

Built in storage cupboard and double glazed window to the rear with aspect towards the inland lighthouse.

### Bedroom 3

8'11" x 6'11" (2.74 x 2.12)

Upvc double glazed window to the front.

### Bathroom

8'1" x 5'1" (2.48 x 1.57)

Comprising panelled bath with mixer tap and shower attachment and separate shower over. Pedestal wash hand basin and close coupled w.c. Two heated towel rails, extractor fan and double glazed obscured window to the rear.

### Outside

To the front of the property is an open plan garden laid for ease of maintenance with tree.

To the right hand side of the property is a driveway offering off street parking for three vehicles which in turn leads to the:

### Garage

With up and over door, power and light.

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Side gate gives access to the:

## Corner and Rear Gardens

Beautifully maintained with patio area and borders containing shrubs and bushes.

Garden shed, vegetable garden, patio area with pergola and greenhouse

Outside tap and outside light.

The gardens are a particular feature of the property making a full inspection essential.

## Description

Mountbatten Close is a highly sought after, much requested cul-de-sac situated to the north side of Burnham-on-Sea.

The property is located within a short walk of a footpath leading across the dunes to the miles of sandy beach.

The property has been in the same ownership for over 35 years and has been extended, upgraded and improved to offer well planned, well appointed living accommodation being set in a prime corner plot.

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 for approximately one third of a mile taking a left turn into Trinity Rise. Proceed down Trinity Rise bearing to the right into Pizey Avenue. Proceed down Pizey Avenue and then right into Mountbatten Close. Proceed to the end of the cul-de-sac bearing to the left where the property will be found in front of you.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage
- 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

