



10 Wedmore Close

Somerset, TA8 2SY

Price £295,000



# PROPERTY DESCRIPTION

An ever popular design of three bedroom detached house situated in a "tucked away" location in a cul-de-sac to the north of Burnham-on-Sea offering off street parking for three cars due to the location at the end of the cul-de-sac and a south facing rear garden with good degree of privacy.

Entrance hall\* cloakroom\* lounge\* kitchen/diner\* lean to\* first floor landing\* three bedrooms\* bathroom\* gas central heating\* double glazed windows\* garage\* off street parking and gardens.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	

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## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

### Cloakroom

Close coupled w.c., corner wash hand basin and upvc double glazed obscured window to the front.

### Lounge

15'10" x 13'10" (4.84 x 4.22)

Stairs rising to the first floor and upvc double glazed window to the front.

Two part glazed doors to the:

### Kitchen/Diner

### Kitchen Area

9'8" x 7'5" (2.96 x 2.27)

Fitted with a range of wall and floor units to incorporate integrated double oven, hob and extractor fan. Plumbing for automatic washing machine, one and a half bowl drainer sink unit, space for fridge/freezer, tiled floor and archway to the:

### Dining Area

9'8" x 8'1" (2.96 x 2.48)

Double glazed sliding patio door to the:

### Lean To

9'7" x 4'11" (2.93 x 1.51)

Of single glazed aluminium framed construction.

## First Floor Landing

Loft access and airing cupboard.

### Bedroom 1

10'5" x 8'4" (3.18 x 2.56)

Two sliding mirror fronted wardrobes and upvc double glazed window to the front.

### Bedroom 2

9'3" x 8'5" (2.84 x 2.57)

Double mirror fronted wardrobes and upvc double glazed window to the rear.

### Bedroom 3

7'5" x 7'3" (2.27 x 2.23)

Overstair storage cupboard and upvc double glazed window to the front.

### Bathroom

7'2" x 6'2" (2.20 x 1.90)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below, close coupled w.c. Part tiled walls and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an area of off street parking for three vehicles.

### Garage

Up and over door, Light and power. Part glazed door to the rear garden.

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## Rear Garden

Attractive south facing enclosed garden with circular raised bed and patio area. The garden enjoys a good degree of privacy and a sunny aspect.

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

## Description

This attractive sought after design of three bedroom property is situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

The property briefly comprises entrance hall with cloakroom, lounge, kitchen/diner with lean to off, first floor landing, three bedrooms and a bathroom.

The property benefits from having gas central heating, upvc double glazed windows and attractive enclosed sunny aspect garden to the rear enjoying a good degree of privacy.

The property is in need of some upgrading works and offers a great opportunity for an individual to put their own mark on the property.

## Directions

From the town centre proceed along Love Lane to the roundabout beside Tesco supermarket taking a left turn into the continuation of Love Lane.

Bear left into Stoddens Road taking the next left into Southernlea Road. Proceed down Southernlea Road where Wedmore Close will be found on the left hand side. Proceed down the cul-de-sac bearing to the right and the property will be found in the bottom right corner in a "tucked Away" location.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- Mains electric, gas and water
- Water 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)

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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.
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 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

