16 Rosewood Avenue

Burnham-On-Sea, TA8 1HE

Price £260,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in this sought after residential address is this very well presented, two bedroom semi detached bungalow with low maintenance front and rear gardens.

The property benefits from having off street parking for multiple vehicles, gas heating and a white suite shower room.

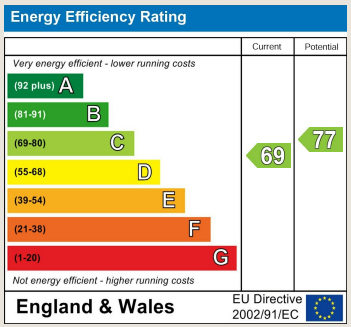
*Entrance hall *Lounge *Kitchen *Two bedrooms *Shower room *Low maintenance front and rear gardens *Gas heating *Upvc double glazing *Must be seen

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entered via Upvc double glazed door

Entrance hall

Doors to all rooms

Lounge/dining room

15'8" x 10'5" (4.78 x 3.19)

Generously sized lounge/dining room with feature electric fireplace, radiator and large Upvc double glazed window to front

Kitchen/Breakfast room

10'4" x 8'6" (3.15 x 2.60)

Dual aspect kitchen fitted with a range of wall and base units with worktop space over, breakfast bar, space and plumbing for automatic washing machine, space for oven, extractor hood, one and a half bowl sink drainer unit, two Upvc double glazed windows to side and rear, and Upvc double glazed door to:

Conservatory

Part Wooden and part single glazed construction with door to the outside.

Bedroom 1

11'0" x 10'5" (3.36 x 3.19)

Generously sized room with space for storage units, radiator and Upvc double glazed window to rear

Bedroom 2

10'4" x 8'10" (3.16 x 2.71)

With space for storage units, radiator and Upvc double glazed window to front

Shower room

6'6" x 5'3" (2.00 x 1.62)

White suite comprising of a corner shower cubicle, hand wash basin with storage under, close coupled w/c with storage to the side, ladder style towel rail, wall unit, and Upvc double glazed window to side

Outside

To the front of the property is a low maintenance gravelled area with bushes to one side, flower bed to the front bordered by a low level brick wall. The front garden offers off street parking for multiple vehicles and access to the rear garden.

Rear Garden

Laid for ease of maintenance with gravelled area space for a shed and access to the workshop/large shed.

Desription

Situated in this sought after residential address is this very well presented, two bedroom semi detached bungalow with low maintenance front and rear gardens. The property benefits from having off street parking for multiple vehicles, gas heating and a shower room.

PROPERTY DESCRIPTION

The property briefly comprises of an entrance hall, lounge/dining room, kitchen, two bedrooms, shower room, conservatory. workshop/shed, and low maintenance gardens.

Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed down Rosewood Avenue bearing to the right where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

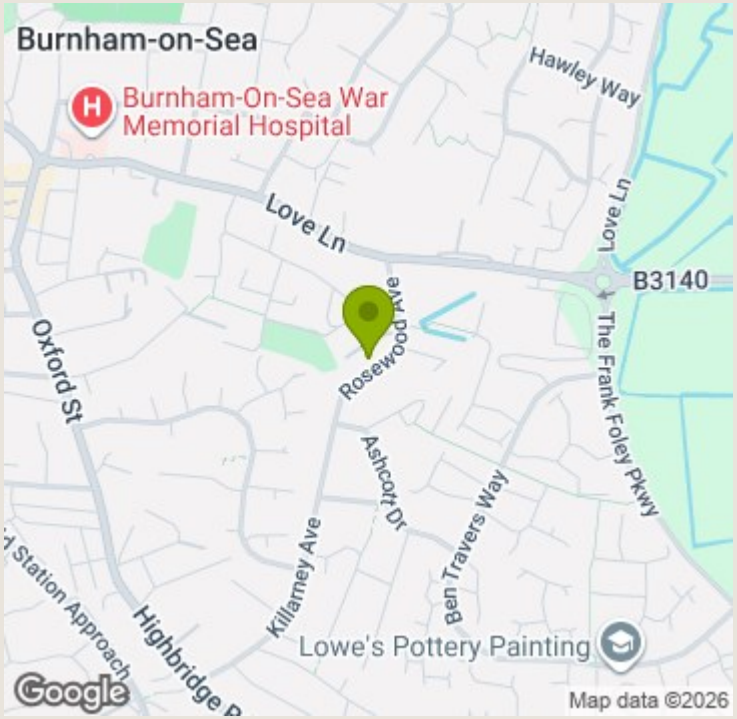
Council Tax Band-B

EPC-C

- Mains electric, gas and water
- Water metered
- Mains heating
- Mains sewerage
- 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, 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

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