



36 Parnell Way

Burnham-On-Sea, TA8 2EG

Price £325,000



# PROPERTY DESCRIPTION

A very well maintained and presented, two bedroom, semi detached bungalow, situated in a highly sought after, cul de sac, conveniently located for Burnham on Sea town centre and sea front.

Entrance porch\* Entrance hall\* Lounge with bow window\* Fitted kitchen with built in oven, hob and dishwasher opening into the dining room\* Sun room\* Utility room\* Two bedrooms (the master of which has three fitted double wardrobes and an en suite cloakroom) Shower room with a white suite\* Gas fired central heating\* Double glazing\* Driveway parking and single garage\* Open plan, low maintenance front garden\* Enclosed, mature rear garden\* Must be viewed internally to be fully appreciated\*

## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed doorway with glazed side panel to:

### Entrance Porch

Multi pain glazed door to:

### Entrance Hall

With radiator, access to roof space, built in cupboard and door to:

### Lounge

15'8" x 11'8" maximum (4.80 x 3.56 maximum)

With double glazed bay widow over looking the front garden, radiator and tv areal point.

### Hallway

Hard flooring with further door leading to:

### Kitchen

11'4" x 9'6" (3.46 x 2.91)

Fitted with a range of cream coloured units including base cupboards and drawers, matching wall mounted cupboards, eye level electric oven, four ring gas hob with extractor fan over, 1 1/4 bowl sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, contrasting worktop surfaces, tiled splashback areas, window overlooking the utility and door to the UTILITY. Square opening to:

### Dining room

9'6" x 7'5" (2.91 x 2.27)

With radiator, hard flooring and sliding patio doors to:

### Sunroom

10'6" x 8'11" (3.21 x 2.72)

Radiator, double glazed windows to side, french doors to the rear garden.

### Utility Room

9'10" x 6'10" (3 x 2.09)

Double glazed windows to the sides and double glazed door to the rear garden. Fitted worktop with space under for washing machine and tumble dryer, wall mounted cupboards and radiator.

### Hallway

Doorways to all bedrooms

### Bedroom 1

10'9" x 10'8" (3.29 x 3.26)

Double glazed window overlooking the front. Three fitted wardrobes, radiator and archway to:

### En Suite Cloakroom

8'2" x 2'7" (2.50 x 0.81)

Low level wc, pedestal hand wash basin with tiled splashback, wall mounted ladder style towel rail, obscured double glazed window.

### Bedroom 2

12'8" x 8'11" (3.87 x 2.74)

Double glazed window overlooking the rear garden, radiator and fitted cupboard containing the Worcester gas boiler supplying domestic hot water and radiators.

# PROPERTY DESCRIPTION

## Shower Room

6'10" x 5'1" (2.09 x 1.56)

Fitted with a corner shower cubicle with sliding doors and wall mounted shower, pedestal hand wash basin, low level wc, heated ladder style towel rail and tiled splashback areas. Obscured double glazed window and hard flooring.

## Garage

16'0" x 7'10" (4.88 x 2.39)

Metal up and over door, power and lighting.

## Outside

To the front of the property there is an open plan garden area laid to gravel and driveway providing off street parking for multiple vehicles.

To the side there is a wooden gate providing access to the rear garden which is laid mainly to lawn with mature borders of shrubs/bushes and two areas of patio.

## Description

Situated almost at the head of the cul de sac which is Parnell Way, this very well presented bungalow offers much more than standard size accommodation. The spacious entrance hall gives access to all rooms including the lounge at the front with bow window. The kitchen is well fitted with built in appliances and opens into a dining room with patio doors to a lovely sunroom to the rear. Also off the kitchen is a very useful utility room with space for washing machine and tumble dryer with a

handy side door leading to the driveway and garage.

The two bedrooms are of a good size and the master has the benefit of fitted wardrobes and an en suite cloakroom. There is also a separate shower room.

The bungalow is heated via a combination, gas fired boiler and the windows are double glazed.

Externally, situated in a tucked away position, the front garden is low maintenance and a driveway sweeps to the side providing parking and giving access to the single garage. A side gate opens to the rear garden which is enclosed, mature and well stocked with lawn and patio areas.

## Directions

From the Esso garage at the top of Love Lane, proceed in a northerly direction onto Manor Road which leads into Berrow Road. Take the second turning right into Rectory Road and first right into Parnell Way. Proceed along Parnell Way which bears to the left then right and number 36 can be found on the right hand side, almost at the end of the cul de sac

## Material Information









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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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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