



20 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £315,000



# PROPERTY DESCRIPTION

This attractive, semi detached, older style, double fronted home is situated close to Burnham on Sea town centre and beach. Offering generous-sized accommodation with character features such as fireplaces, stripped wooden floors, cornicing and picture rails.

Entrance hall\* lounge\* sitting room\* kitchen\* dining area\* utility\* cloakroom\* first floor landing\* master bedroom with en suite shower room\* three further bedrooms\* family bathroom\* central location. Must be seen

## Local Authority

Somerset Council 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			82
(69-80) C			
(55-68) D		59	
(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)

Composite entrance door to:

### Entrance Porch

Tiled floor, electric meter cupboard and further part glazed door to the:

### Entrance Hall

With dog leg staircase rising to the first floor landing, tiled floor and radiator.

### Living Room

16'2 maximum x 10 (4.93m maximum x 3.05m)

Upvc double glazed bay window to front. Recessed log burner on hearth, radiator. TV point, cornice ceiling and picture rail.

### Sitting Room

16'1" maximum x 11'3" (4.92 maximum x 3.43)

Upvc double glazed bay window to front, feature fireplace with surround and tiled hearth. Radiator, cornice ceiling and picture rail.

### Kitchen Area

11'11" x 8'1" (3.65 x 2.47)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated eye level oven, microwave, hob and extractor fan.

Tiled floor and two Upvc double glazed windows to rear. Fitted wine rack. Wide opening to:

### Dining Area

11'7" x 9'11" maximum (3.55 x 3.04 maximum)

Storage/shelved larder cupboard. Tiled floor, Upvc double glaze doors to outside, radiator.

### Utility Room

Plumbing for washing machine, space for tumble dryer with work surface over wall mounted Worcester boiler supplying domestic hot water and radiators, tiled splashback

and floor, built in storage cupboard

### Cloakroom

Low level w.c. and tiled floor.

### First Floor Landing

Built in linen cupboard with shelving, large walk in storage cupboard with light. Access to roof space which measures approximately 25' x 12' with part restricted headroom, light and ladder.

### Master Bedroom

13'5" x 10'2" (4.11 x 3.10)

Two Upvc double glazed windows to the front, radiator. Stripped wooden flooring, cornice ceiling, feature fireplace surround. Door to:

### En Suite Shower Room

6'5" x 5'7" (1.97 x 1.71)

Large shower cubicle with rain head and hand held shower, vanity wash hand basin with cupboards below, low level w.c. Tiled walls, heated towel rail, Upvc double glazed, obscured window to front.

### Bedroom 2

13'5" x 9'3" (4.11 x 2.84)

Two Upvc double glazed windows to front, feature cast iron fireplace, cornice ceiling, stripped wooden floor, radiator

### Bedroom 3

11'5" x 9'5" (3.50 x 2.89)

Radiator, Upvc double glazed window to the rear and two double built in wardrobes.

### Bedroom 4

8'4" x 7'8" (2.56 x 2.36)

Upvc double glazed window to rear, wooden floor, radiator

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## Family Bathroom

Comprising panelled bath with mixer tap and shower over with screen, vanity wash hand basin with cupboards below, low level w.c., extractor fan and heated towel rail.

## Outside

To the front of the property is a boundary wall with gate giving access to the front pathway leading to the front door.

## Rear Courtyard Garden

Laid for ease of maintenance to gravel and pathway. Large timber shed/workshop with power and light and further garden shed for storage.

## Description

The accommodation is a blend of old and new and presented over two floors. Briefly comprising: Entrance hall, living room with double glazed, square bay window and a recently installed woodburner, second sitting room, also with a bay window, kitchen with modern fittings and opening into a dining area with doors to the rear outside space. Off the kitchen is a useful utility room with cloakroom.

From the entrance hall, a dog-leg staircase rises to an impressive landing with storage cupboards and the four bedrooms are of a good size with the master having the benefit of an en suite shower room. There is also a family bathroom.

The property is enhanced by gas fired central heating and double glazing.

Externally, the low maintenance garden area to the rear has a recently added timber shed/workshop with power and light.

On-road parking is on a 'first come, first served' basis and, subject to an acceptable offer, our Vendor will include a 12 month parking permit (from completion for the first year) for the use of one car in Lynton Road car park in the which is very close by.

## Directions

From the roundabout at the junction of Love and Oxford Street beside the Esso service station, proceed along Oxford Street and prior to the Catholic church on the right hand side, take a right turn into Lynton Road where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

- 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:

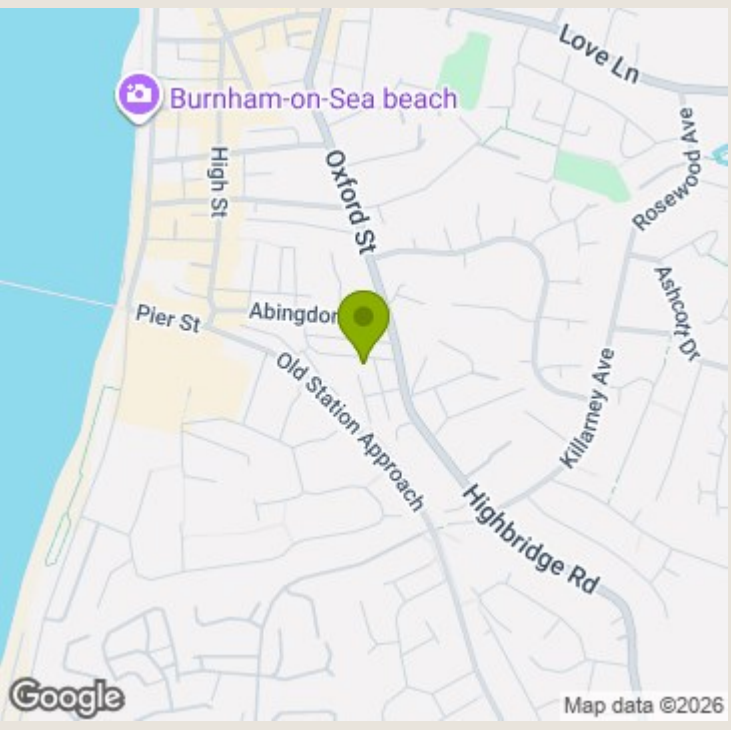
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

AUNDRY  
Keep your laundry here









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.
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