



51 Margaret Crescent

Burnham-On-Sea, TA8 1BX

Offers In Excess Of £325,000



# PROPERTY DESCRIPTION

An extended, upgraded and improved two/three bedroom semi detached chalet style bungalow set in a choice corner plot offered in excellent order throughout in the highly sought after "Stear" area of the town being within a short walk of Burnham-on-Sea town centre and sea front.

Good size entrance porch\* entrance hall\* lounge\* kitchen with breakfast/sitting room off\* two ground floor bedrooms\* bathroom\* first floor bedroom with dressing room area and en suite shower room\* upvc double glazed windows\* gas central heating\* good size garage/workshop\* off street parking for numerous vehicles\* enclosed low maintenance garden to the rear. Rare opportunity. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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)

Composite door to the:

### Entrance Porch

9'0" x 4'0" (2.75 x 1.23)

Upvc double glazed window to the side. Integral door to the garage. Further part glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

14'0" x 12'11" maximum (4.28 x 3.96 maximum)

Upvc double glazed window to the front, understair storage cupboard, recessed wood burner.

### Kitchen

10'1" x 8'6" (3.09 x 2.61)

Fitted with a range of wall and floor units to incorporate integrated oven and hob and extractor fan. Single sink drainer unit, space for fridge/freezer. Wide opening to the:

### Breakfast Room/Sitting Room

10'5" x 7'10" (3.18 x 2.39)

Part brick and part upvc double glazed construction with year round roof and roof light.

Upvc double glazed door opening to the rear garden. Breakfast bar.

### Bedroom 1

11'3" x 10'0" (3.45 x 3.05)

Feature upvc double glazed bow window to the front. Part wood panelled walls.

### Bedroom 2/Dining Room

10'0" x 9'8" plus recess (3.06 x 2.96 plus recess)

Upvc double glazed window to the rear.

### Bathroom

9'9" x 4'7" (2.98 x 1.40)

Modern suite comprising panelled bath with mixer tap and rain head and hand held shower over. Vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Tiled walls, heated towel rail and upvc double glazed obscured window to the rear.

### First Floor Landing

### Bedroom 3

13'7" x 9'6" (4.16 x 2.91)

Part restricted headroom and double glazed window to the rear.

### Dressing Room Area

19'1" maximum x 4'2" (5.82 maximum x 1.29)

Part restricted headroom and access to eaves storage. Double glazed Velux window to the front.

### En Suite Shower Room

6'6" x 2'3" (2.00 x 0.69)

Comprising shower cubicle, low maintenance walling and vanity wash hand basin with cupboards below. Close coupled w.c., extractor fan and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a boundary wall with an area of garden laid for ease of maintenance.

Driveway offers off street parking for numerous vehicles and leads to the:

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## Garage

18'1" x 13'8" (5.52 x 4.19)

With electric door and upvc double glazed window to the rear. Upvc double glazed door opening to the rear garden. Light and power.

Within the garage is a worktop with plumbing for automatic washing machine and dishwasher under.

## Rear Garden

Enclosed garden area laid for ease of maintenance with good size concrete patio area and area laid to decorative stone.

The left hand boundary of the garden is enclosed by a metal colour fence with rear pedestrian access gate.

Outside power and outside light.

## Description

This attractive semi detached property has been substantially extended, upgraded and improved to offer well planned, highly flexible living accommodation with a good size garage/workshop and is offered in excellent decorative order.

The property briefly comprises good size entrance porch opening to the entrance hall, lounge, well appointed kitchen with breakfast room/sitting room off, two ground floor bedrooms and a bathroom.

To the first floor there is a good size master bedroom with dressing room area and en suite shower room.

The property benefits from gas central heating with modern boiler and low

maintenance gardens to the front and rear.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the Esplanade proceed in a southerly direction taking the second left after the B&M car park on the left hand side. Proceed down Margaret Crescent bearing to the right and right again into an extension of Margaret Crescent where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- 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)

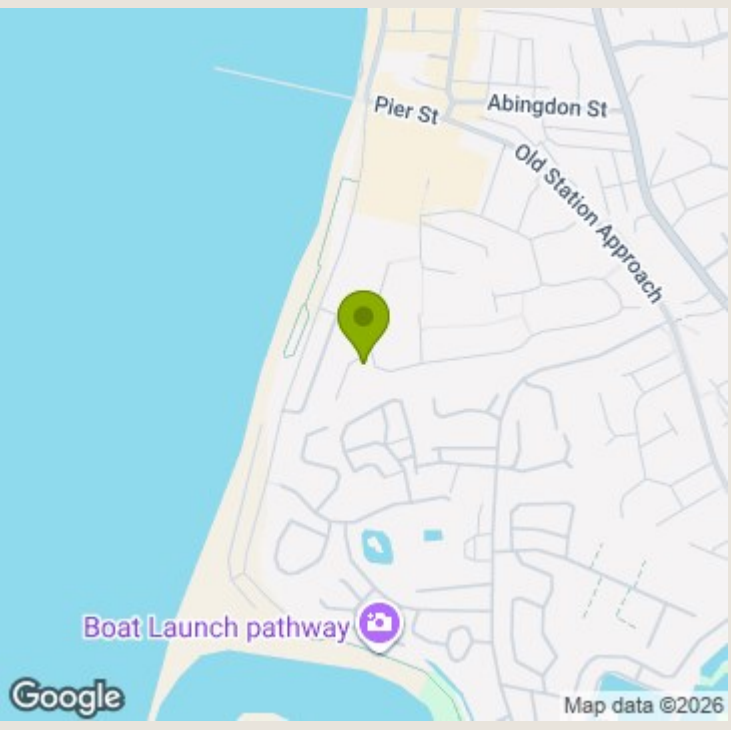
Flood Information:

[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)

**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

