



5 Bishops Path

Burnham-On-Sea, TA8 1RF

Price £195,000



# PROPERTY DESCRIPTION

An attractive two bedroom terraced house situated in a highly sought after cul-de-sac location within walking distance of Burnham-on-Sea town centre and sea front.

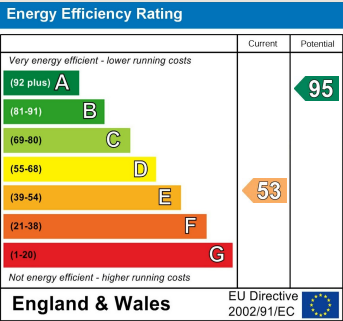
Entrance hall\* lounge/diner\* kitchen/breakfast room\* first floor landing\* two bedrooms\* bathroom\* designated off street parking and enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



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## Accommodation (Measurements are approximate)

Part obscured glazed door to the:

### Entrance Hall

Stairs rising to the first floor, understair recess, electric panel heater.

### Lounge/Diner

13'8" x 12'10" (4.19 x 3.92)

Feature fire surround with electric fire, electric panel heaters and double glazed wooden window to the rear. Multi pane door to the rear garden.

### Kitchen/Breakfast Room

8'5'11" x 6'9" (2.67 x 2.07)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor hood over, single drainer sink unit, plumbing for washing machine, space for fridge and freezer and wooden double glazed window to the front.

### First Floor Landing

Access to roof space.

### Bedroom 1

11'2" maximum x 9'8" plus door recess (3.41 maximum x 2.97 plus door recess)

Double mirror fronted wardrobes, airing cupboard, electric panel heater and two wooden double glazed windows to the front.

### Bedroom 2

11'4" x 7'8" maximum (3.46 x 2.34 maximum)

Electric panel heater, double glazed wooden window to the rear.

### Bathroom

8'3" maximum x 4'9" plus door recess (2.53 maximum x 1.47 plus door recess)

Fitted with a white suite comprising panelled bath with shower over and screen, close coupled w.c. and pedestal wash hand basin. Extractor fan, heated towel rail and obscure double glazed window to the rear.

### Outside

To the front of the property is an open plan garden laid principally to lawn.

### Rear Garden

Patio area, lawn and rear access gate.

### Description

This ever popular design of two bedroom house is situated in a highly sought after cul-de-sac location within walking distance of Burnham-on-Sea town centre and sea front.

The property briefly comprises entrance hall, lounge/diner, upgraded kitchen/breakfast room, first floor landing, two bedrooms and a bathroom.

The property has electric heating, enclosed garden to the rear, designated off street parking.

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

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second left into Priory Gardens, follow the road round and Bishops Path will be found on the left hand side. Proceed down the cul-de-sac and the property will be found at the end on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-E

- Mains electric, gas and water
- Water metered
- Electric 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)

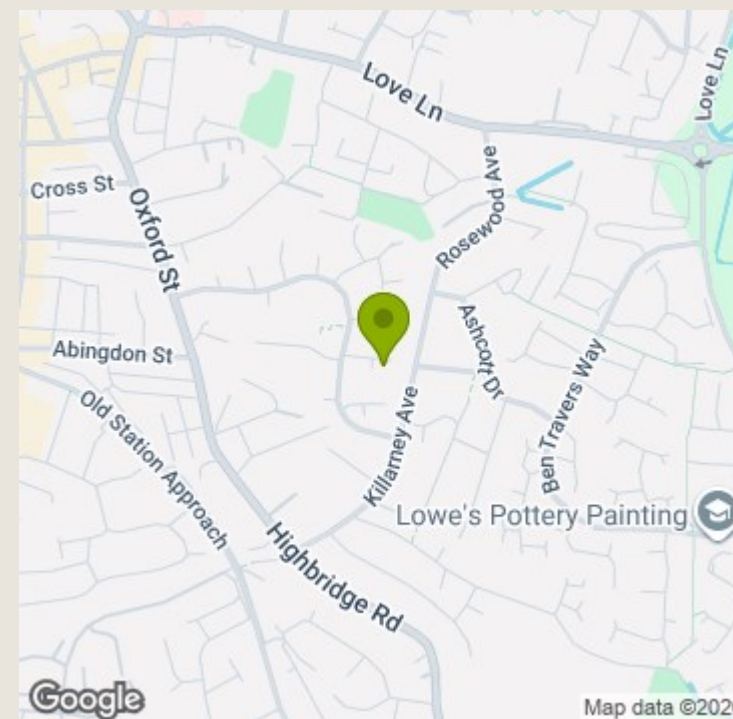
Flood Information:

[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. Berryman's 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

