



39 Finches Way

Burnham-On-Sea, TA8 2QQ

Price £385,000



PROPERTY DESCRIPTION

A four bedroom detached house situated in a prime plot in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

Entrance hall* cloakroom* lounge* dining room* extended kitchen/breakfast room* conservatory* first floor landing* four bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* modern boiler* garage* block pavier driveway offering off street parking for two/three vehicles* enclosed mature garden to the rear.

Local Authority

Somerset Council Council Tax Band: E

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			
(55-68) D		69	81
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entrance hall

Stairs rising to the first floor with understair recess. Doorway to:

Cloakroom

Low level w.c., wash hand basin and upvc double glazed obscured window to the front.

Lounge

20'11" x 11'10" (6.38m x 3.61m)

Upvc double glazed bay window to the front. Feature fire surround with gas fire, television point and door to the:

Dining room

10'5" x 10'4" (3.18m x 3.15m)

Double glazed sliding patio doors to the rear garden

Kitchen/breakfast room

18'9" x 14'4" (5.72m x 4.37m)

Fitted with an extensive range of wall and floor units to incorporate double bowl drainer sink unit, range cooker with extractor hood over, upvc double glazed window to the rear, breakfast bar, wooden part glazed door with matching side panel to the:

Conservatory

10'5" x 10'4" (3.18m x 3.15m)

Part brick and part upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

Bedroom 1

11'11" x 10'7" (3.63m x 3.23m)

Double mirror fronted wardrobe, upvc double glazed window to the rear and door to the:

En-Suite Shower Room

6'10" x 5'1" (2.08m x 1.55m)

Large shower cubicle, pedestal wash hand basin and close coupled w.c. Shaver point and upvc double glazed obscured window.

Bedroom 2

11'4" x 8'9" (3.45m x 2.67m)

Built in double mirror fronted wardrobe. Upvc double glazed window to the front.

Bedroom 3

10'7" x 8'7" (3.23m x 2.62m)

Built in mirror fronted wardrobe and upvc double glazed window to the rear

Bedroom 4

9'1" x 8'9" (2.77m x 2.67m)

Upvc double glazed window to the front.

Family Bathroom

Fitted with a white suite comprising panelled bath, close coupled w.c. and pedestal wash hand basin. Part tiled walls, shaver point and high level obscure double glazed window to the side

PROPERTY DESCRIPTION

Outside

To the front of the property is a block pavier driveway offering off street parking. To the rear the garden measures approximately 40ft in length with patio area, good sized lawn area and borders containing numerous shrubs and bushes.

Description

The property is situated in a highly sought after cul-de-sac location of similar detached houses to the north of Burnham-on-Sea. This attractive detached house has been well maintained by the present vendors and briefly comprises entrance hall with cloakroom, lounge, separate dining room, extended kitchen/breakfast room with good sized conservatory off. There are four bedrooms with the master having an en suite shower room and a family bathroom. The property benefits from having gas central heating with a modern combination boiler, upvc double glazed windows, single garage and block pavier driveway offering off street parking and attractive enclosed mature garden to the rear.

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

Directions

Proceed north along Berrow Road passing the indoor sports and swim academy taking a right turn into Stoddens Road. Take a left into Brambles Road and next right into Finches Way. Proceed to the T junction at the end of Finches Way bearing left into the extension of the cul-de-sac and the property will be found a little further along on the right hand side

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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

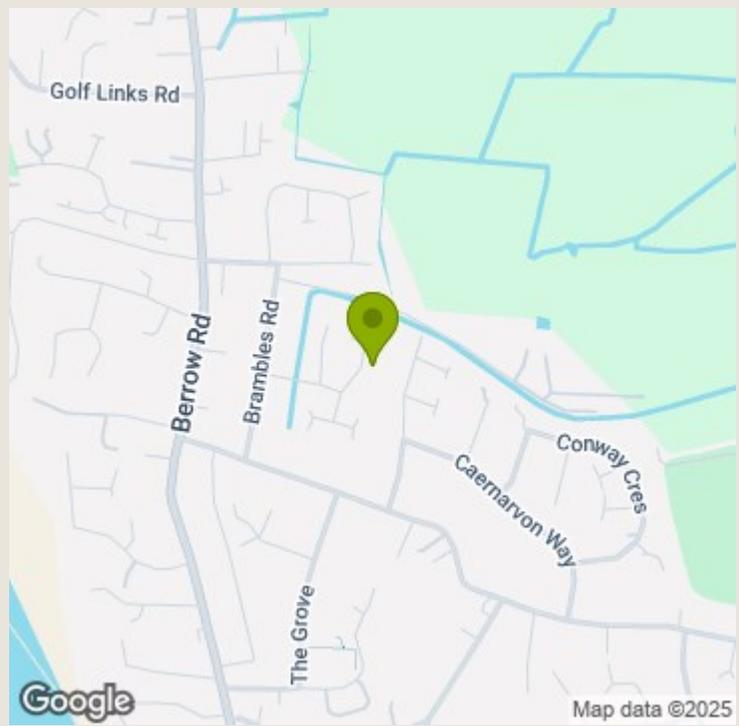
Flood Information:

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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

