



18 Ashcott Close

Burnham-On-Sea, TA8 1HW

Asking Price £295,000



PROPERTY DESCRIPTION

This updated two-bedroom bungalow is situated in a quiet cul-de-sac and occupies an exceptional plot, offering a generous and well-established level rear garden, ideal for outdoor relaxation and entertaining.

- *Entrance hall
- *Lounge
- *Kitchen/dining room
- *Conservatory
- *Two bedrooms
- *Shower room
- *Enclosed rear garden
- *Off street parking
- *Garage

Local Authority

Somerset 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			82
(81-91) B			
(69-80) C		72	
(55-68) D			
(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 Lobby

3'9" x 2'6" (1.15 x 0.77)

Entered via Upvc double glazed french doors. Further doorway to:

Entrance Hall

19'11" x 3'11" (6.09 x 1.20)

Radiator, cupboard, access to loft space and laminate flooring

Lounge

18'0" x 11'8" (5.51 x 3.56)

Upvc double glazed windows to front, radiator and feature fireplace

Kitchen/Dining Room

16'11" x 10'6" (5.18 x 3.21)

Fitted with a range of wall and base units with laminate worktops, tiled splashback, four ring gas hob with stainless steel splashback, eye level oven, stainless steel sink, space and plumbing for washing machine, space for upright fridge/freezer Upvc double glazed window to rear. Archway into:

Conservatory

19'5" x 6'8" (5.92 x 2.05)

Upvc double glazed windows, radiator and french doors to the rear garden

Bedroom 1

10'2" x 10'1" (3.11 x 3.08)

Upvc double glazed window to front, built in wardrobes and radiator

Bedroom 2

9'11" x 9'1" (3.04 x 2.77)

Upvc double glazed window to rear and radiator

Shower Room

6'6" x 5'7" (1.99 x 1.72)

Comprising of a close coupled w/c, hand wash basin with storage under, shower cubicle, floor to ceiling tiled walls, extractor fan, towel rail and obscured double glazed window to rear.

Outside

To the front of the property is a driveway offering off street parking for numerous vehicles and a low maintenance front garden.

The rear garden comprises of a stone patio area, brick borders, pergola, chipping, vegetable patch, various trees and flowers, green house, fence boundaries, and access to the front garden.

Description

This updated two-bedroom bungalow is situated in a quiet cul-de-sac and occupies an exceptional plot, offering a generous and well-established level rear garden—ideal for outdoor relaxation and entertaining.

The accommodation includes a spacious kitchen/diner with a conservatory leading off, creating a bright and versatile living space overlooking the garden. There is also a comfortable lounge, two bedrooms, and a modern shower room.

Externally, the property benefits from a garage and off-street parking, along with the impressive rear garden which provides excellent outdoor

PROPERTY DESCRIPTION

space.

A fantastic opportunity for those seeking a well-presented bungalow in a peaceful residential location.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed along Rosewood Avenue and take the 2nd left into Ashcott Close, bearing left into the cul-de-sac where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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:

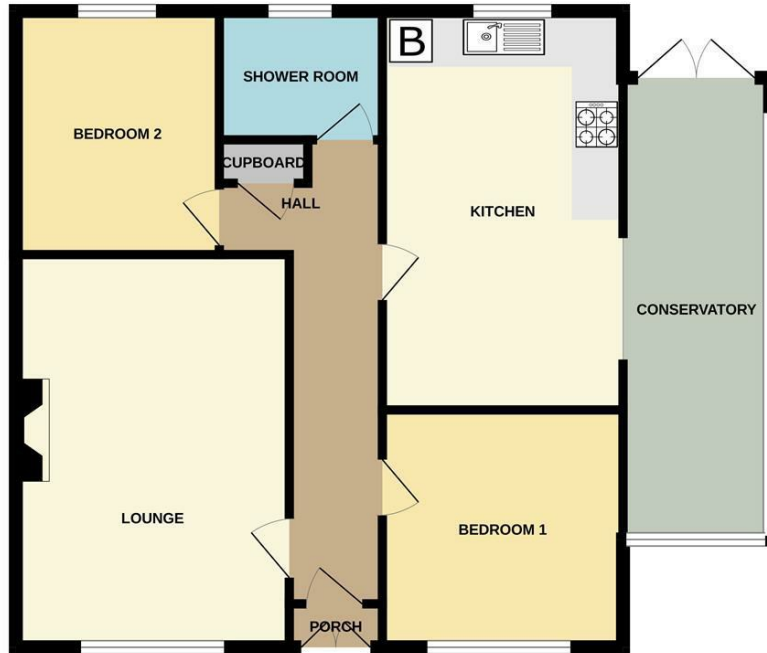
flood-map-for-planning.service.gov.uk/location



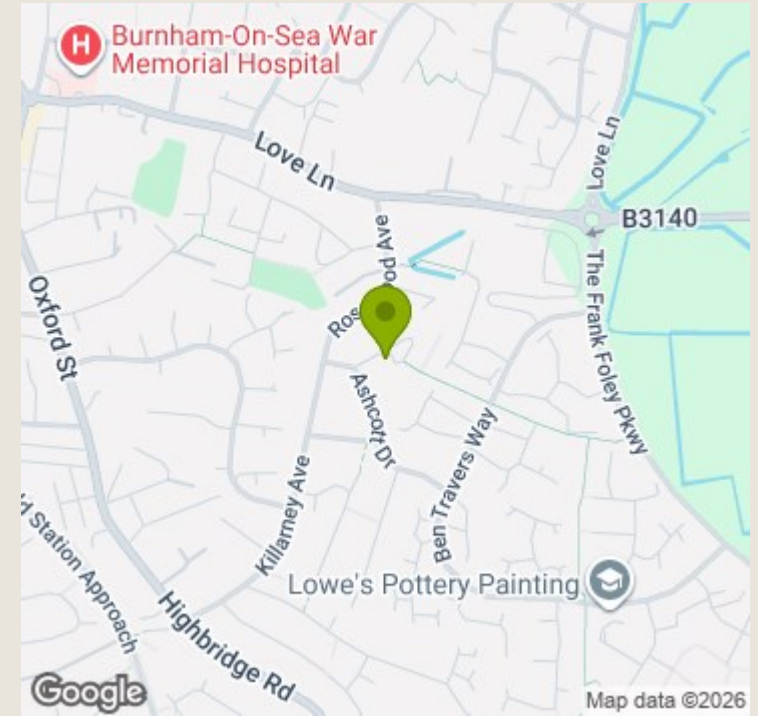




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan ©2020



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

