



54 Links Gardens

Burnham-On-Sea, TA8 2PU

Price £375,000



PROPERTY DESCRIPTION

Situated in this sought after residential address is this 3 bedroom semi detached bungalow positioned on a prime corner plot. The property briefly comprises of an entrance porch, hallway, lounge, kitchen/dining room, three bedrooms, four piece suite bathroom and low maintenance front/rear gardens.

The plot is a key feature that makes this a MUST SEE property.

- *Entrance porch
- *Hallway
- *Generous lounge
- *Kitchen/breakfast room
- *Three bedrooms
- *Bathroom
- *Corner plot
- *Garage
- *Mature gardens
- *Off street parking
- *Gas central heating
- *Upvc double glazed windows

Local Authority

Somerset 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		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Entrance porch

Upvc double glazed construction with Upvc double glazed door to:

Hallway

Doors to all reception rooms and bedrooms

Lounge

14'7" x 12'2" (4.47 x 3.71)

Generously sized lounge with feature electric fireplace, radiator and Upvc double glazed window

Kitchen/dining room

15'7" x 10'11" (4.75 x 3.33)

Fitted with a range of wall and base units with worktop space over, 1 1/2 bowl sink drainer unit, integrated oven and electric hob with extractor fan over. There is a utility section of the kitchen that has space and plumbing for automatic washing machine, space and plumbing for dishwasher, and Upvc double glazed French doors to the rear garden

Bedroom 1

13'3" x 10'0" (4.04 x 3.05)

Generously sized bedroom with a built in wardrobe, space for additional storage, radiator and Upvc double glazed window to rear

Bedroom 2

11'5" x 8'0" (3.48 x 2.44)

Built in wardrobe with three sliding doors, radiator and Upvc double glazed window to side

Bedroom 3/Study

8'0" x 6'5" (2.44 x 1.96)

Radiator and Upvc double glazed window to front

Bathroom

9'3" x 5'1" (2.84 x 1.57)

Four piece suite comprising of a corner shower cubicle, panelled bath, close coupled w/c, hand wash basin with storage under, heated ladder towel rail and Upvc double glazed window to front.

Outside

To the front of the property is a landscaped front garden laid principally to patio, with gravel areas containing shrubs, bushes, flower beds and small trees. The property benefits from having off road parking for two/three vehicles in front of the garage and has the opportunity for extra parking, should it be required.

To the rear of the property is a low maintenance, enclosed garden laid principally to patio with raised vegetable plots, shrubs and bushes. There is access to the rear of the garage through a wooden door, access to the front garden through the side gate.

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Directions

Proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Saxondale venue. Proceed down Saxondale Avenue and towards the end of the road 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

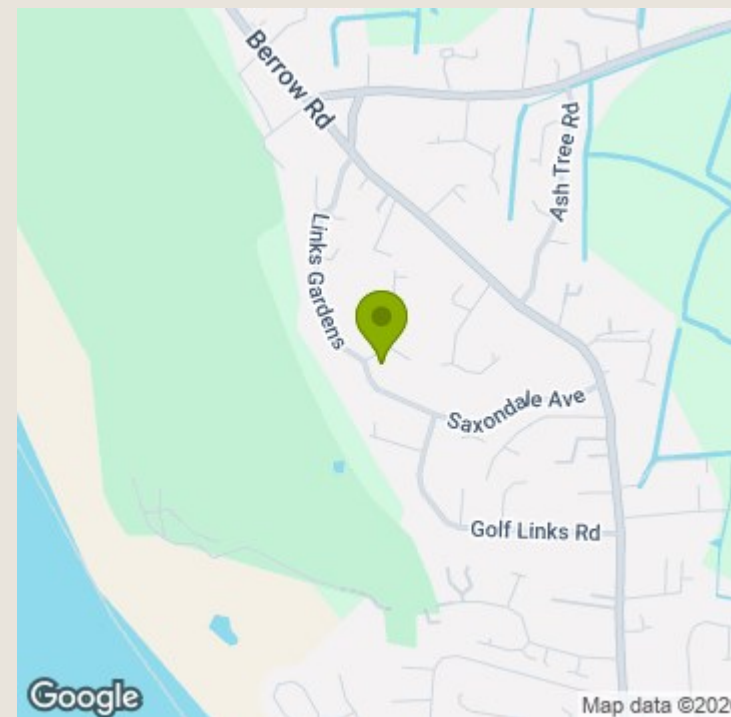








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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

