

54 Worston Lane

Burnham-On-Sea, TA8 1LZ

Price £195,000

BERRYMAN'S

PROPERTY DESCRIPTION

A three bedroom end of terrace house situated in a sought after location close to Burnham-on-Sea town centre and sea front in need of general modernisation and improvement.

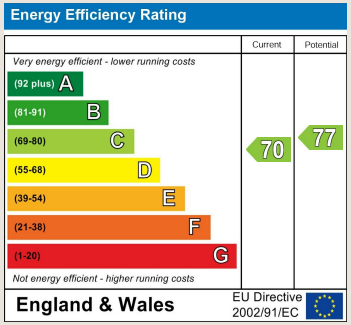
Entrance hall* lounge* kitchen/diner* conservatory* ground floor shower room* three first floor bedrooms* mostly double glazed windows* gas central heating with combination boiler* enclosed garden to the rear* in need of modernisation and improvement.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor, upvc double glazed window to the side.

Lounge

14'6" x 11'10" plus recess (4.43 x 3.63 plus recess)

Fire surround with gas fire. Pantry with upvc double glazed window to the side and door to the:

Kitchen

11'11" x 7'4" (3.65 x 2.24)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, gas cooker point, space for fridge/freezer, double glazed windows to the rear and double glazed obscured door to the:

Conservatory

10'7" x 7'7" (3.25 x 2.32)

Of block and wooden construction with two doors opening to the rear garden.

Shower Room

5'8" x 4'7" (1.75 x 1.41)

Shower cubicle, pedestal wash hand basin and double glazed window to the side. Opening to the WC with close coupled w.c. and double glazed obscured window to the rear.

First Floor Landing

Double glazed window to the side.

Bedroom 1

13'9" x 10'1" (4.20 x 3.08)

Built in double wardrobe and upvc double glazed window to the front. Cupboard housing the Worcester gas combination boiler fitted in 2021 supplying domestic hot water and radiators.

Bedroom 2

12'1" x 9'6" (3.69 x 2.92)

Double glazed window to the rear.

Bedroom 3

8'9" x 7'3" (2.69 x 2.21)

Double glazed window to the rear.

Outside

To the front of the property is a boundary fence with gate giving access to garden area which is laid for ease of maintenance with pathway leading to the front door.

Rear Garden

Good size enclosed garden enjoying a sunny aspect.

Description

This older style end of terraced house briefly comprises entrance hall, lounge, kitchen/diner with conservatory off, ground floor shower room and

PROPERTY DESCRIPTION

to the first floor there are three bedrooms.

The property benefits from having mostly double glazed windows, gas central heating with combination boiler but is in need of general modernisation and improvement works.

Rare opportunity for an individual to put their own mark on this every sought after design of family home.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing the Catholic Church on the right hand side. Before the Lighthouse Inn take a left turn into Killarney Avenue and the next right into Worston Lane. Proceed down Worston Lane and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-C

- Mains electric, gas and water
- Water not 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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location





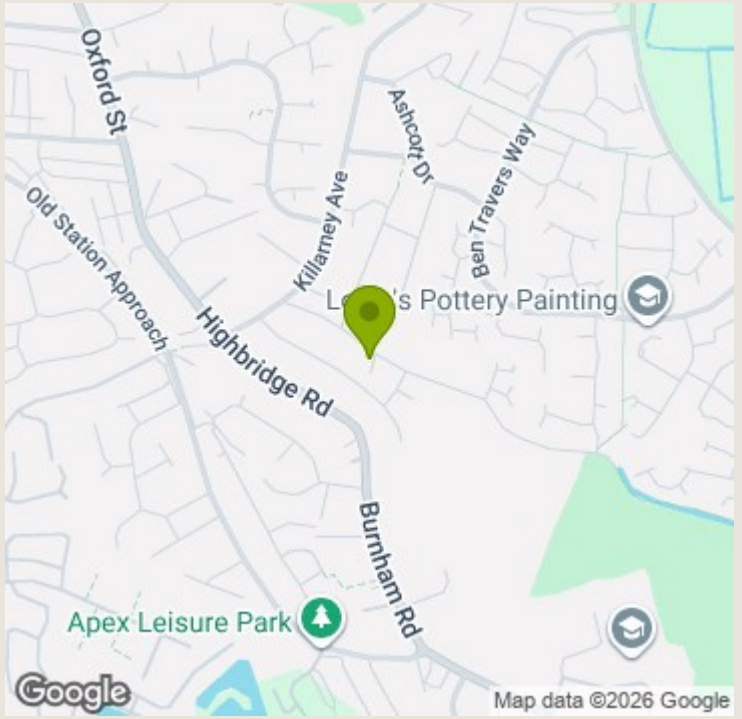












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman