



21 Caernarvon Way  
Burnham-On-Sea, TA8 2DQ  
Price £259,950



# PROPERTY DESCRIPTION

An attractive, semi detached, two bedroom bungalow with mature gardens, situated in a highly sought after location to the north of Burnham on Sea town centre and sea front.

Entrance hall\* Kitchen\* Generous size lounge with bow window\* Two bedrooms\* Shower room\* Lean to conservatory\* Gas central heating\* Double glazing\* Detached garage\* Ample driveway parking\* Space to possibly extend (subject to necessary permissions)\* Well stocked, enclosed and mature gardens to the rear.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed ornate panel to the:

### Entrance Porch

Tiled floor and half glazed door to the:

### Entrance Hall

Radiator, access to roof space and airing cupboard with hot water tank and slatted shelving. Further built in shelved storage.

### Lounge

15'11" x 10'11" (4.86 x 3.33)

With double glazed bow window overlooking the front garden. Fireplace with wooden mantel and stone hearth. Radiator.

### Kitchen

8'8" maximum x 9'7" maximum (2.66m maximum x 2.93m maximum )

With a range of cream coloured base and drawer units, matching wall mounted units and contrasting worktops with space for washing machine and cooker.

Single drainer, stainless steel sink unit, double glazed window overlooking the front garden, radiator. Tall larder unit. Wall mounted Glo Worm gas fired boiler.

### Bedroom 1

12'5" x 10'10" (3.80 x 3.32)

With radiator, double glazed window overlooking the conservatory.

### Bedroom 2

8'8" x 8'5" (2.66 x 2.57)

Radiator, glazed door and side panel to the:

### Lean To Conservatory

16'1" x 8'1" (4.92 x 2.48)

Tiled floor and radiator. Double glazed French doors opening to the rear garden.

### Shower Room

6'11" x 5'5" (2.12 x 1.66)

Corner tiled shower cubicle and wall mounted shower, pedestal wash hand basin and low level w.c. Radiator, tiled walls, tiled floor and obscure double glazed window.

### Outside

The front of the property is laid to open plan garden laid to lawn with well stocked shrub borders.

Double driveway to the front provides parking and leads to the:

### Detached Garage

16'10" x 8'8" (5.14 x 2.66)

Metal up and over door. Eaves storage and window overlooking the rear garden. Personal door to the side driveway.

Driveway parking extends to the side of the bungalow where there is a wooden gate giving access to the rear with further concrete hardstanding area which could be suitable for the parking of a caravan or motorhome or to potentially extend the bungalow all subject to necessary consents.

### Rear Garden

The rear garden is a particular feature of the property being beautifully planted

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with a vast array of shrubs, bushes and trees. Mainly laid to lawn.

Further area of garden to the side where there is a greenhouse and timber garden shed and composting area. Outside water tap.

The garden is surrounded by brick walling and timber fencing enjoying a high degree of privacy.

## Description

This attractive, two bedroom bungalow is located in the favoured north side of Burnham on Sea in a highly popular, residential location.

The accommodation which is enhanced by gas central heating and double glazing briefly comprises; entrance hall, kitchen with window overlooking the front garden, good size lounge with bow window, two bedrooms, shower room and a lean to conservatory to the rear.

Externally, the open plan gardens to the front are mainly laid to lawn and to the side of the bungalow there is driveway parking and a detached, single garage.

The driveway to the side gives access to the rear garden where there is a further area of hardstanding, perhaps suitable for caravan or motorhome storage or, subject to the necessary permissions and consents, an extension.

A particular feature of the property are the mature gardens to the rear which are extensively planted with a huge array of shrubs, bushes and trees, lawned area, greenhouse and garden shed.

An early inspection to view is thoroughly recommended.

## Directions

From the Esso service Station at the top of Love Lane, proceed in a northerly direction onto Manor Road into Berrow Road. Turn right just before the inland lighthouse into Stoddens Road and take the third turning left into Caernarvon Way where the bungalow can be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band -C

EPC-Ordered

- Mains electric, gas and water
- Water 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](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)

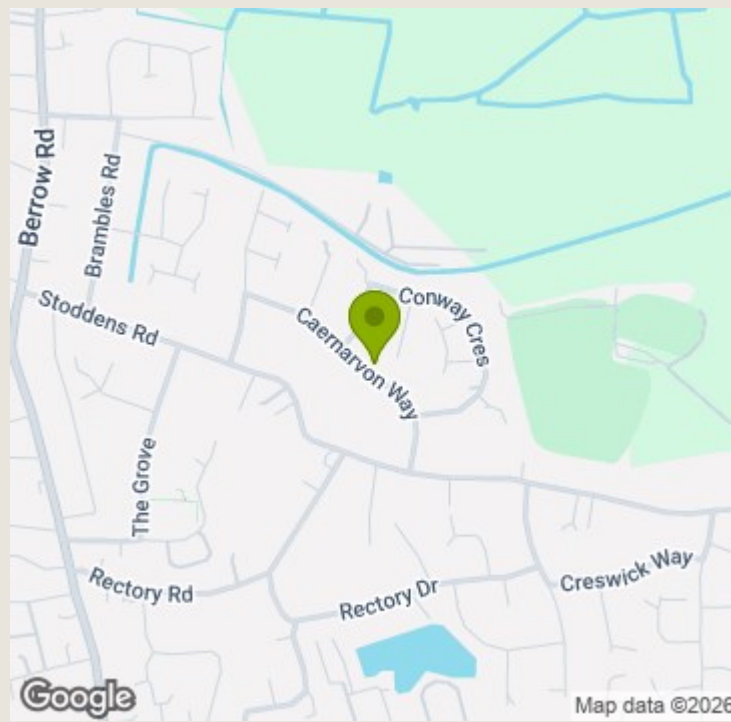
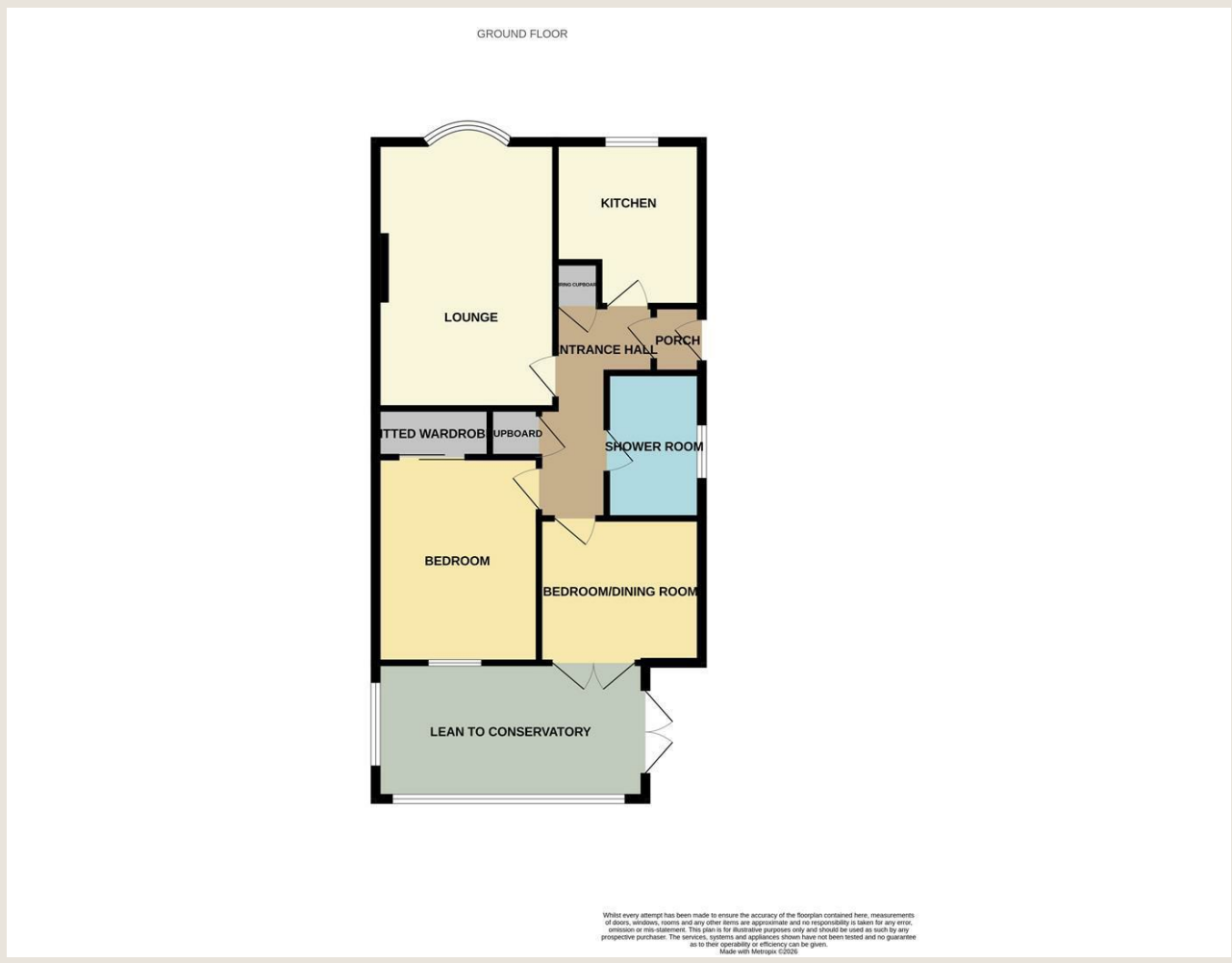
Flood Information:

[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)

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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.
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 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

