



9 Sutherland Avenue  
Burnham-On-Sea, TA8 1ND  
Price £299,950



# PROPERTY DESCRIPTION

An opportunity to purchase an upgraded, older style, semi detached house. Situated in a cul de sac location within walking distance of Burnham on Sea town centre and sea front.

Offered with no onward chain.

Entrance porch\* Entrance hall\* Beautifully fitted, contemporary, open plan kitchen, dining room and lounge\* conservatory\* Three double bedrooms\* Shower room\* Gas central heating\* Underfloor heating\* Ample driveway parking\* Enclosed, lawned rear gardens\* Brick built store\*

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



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>		69	83
(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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed entrance door to the:

### Entrance Porch

With double glazed windows and multi pane entrance door to the:

### Entrance Hall

Two storage cupboards, radiator and stairs rising to the first floor.

### Open Plan Kitchen/Dining Room/Lounge

24'9" maximum x 19'10" maximum (7.55 maximum x 6.05 maximum)

The kitchen is fitted with an extensive range of contemporary units from Wren kitchens comprising base cupboards and drawers with Quartz worktops over, inset single drainer sink unit, range of contrasting wall mounted cupboards, central island unit with breakfast bar. Inset five ring gas hob with extractor over, built in eye level AEG double oven/microwave, integrated dishwasher, integrated mini fridge, hard flooring and double glazed door to the conservatory. Opening through to the lounge/dining area where there is a wood burner set into a feature slate fireplace with hearth. Large double glazed window overlooking the front and double glazed sliding patio doors to the rear garden. Underfloor heating and spotlights.

### Conservatory

11'6" x 8'5" (3.52 x 2.57)

With double glazed windows to three sides on a dwarf wall, tiled floor and double glazed sliding patio doors opening to the rear garden.

### First Floor Landing

With obscure double glazed window to the half landing.

Double glazed window to the front, built in cupboard housing the gas fired boiler and controls for underfloor heating.

### Bedroom 1

10'9" x 9'8" plus door recess (3.28 x 2.96 plus door recess)

Double glazed window to the rear, built in shelved storage cupboard.

### Bedroom 2

11'6" x 8'11" (3.53 x 2.73)

Double glazed window overlooking the front and range of fitted wardrobes.

### Bedroom 3

11'6" maximum x 7'1" (3.51 maximum x 2.17)

With two double fitted wardrobes and double glazed window to the rear.

### Shower Room

7'5" x 6'3" (2.27 x 1.91)

Corner shower cubicle with glazed sliding screens, wall mounted shower, wall mounted wash hand basin and low level w.c. with concealed cistern. Heated ladder style towel rail and obscure double glazed window. Tiled walls.

### Outside

The garden to the front of the property is laid to gravel and brick pavier providing ample parking. Timber fence and block boundary.

Electric car charging point (Available by separate negotiation).

To the side of the property is gated access to the:

### Rear Garden

Mainly laid to lawn with brick pavier patio area, outside water tap, brick built storage shed, further metal storage shed on wooden base and area of patio.

The garden is surrounded by block walling and timber fencing.

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## Description

This older style, semi detached, family home is situated at the head of a cul de sac in a popular, residential area that is within walking distance of the town centre.

Having undergone a scheme of refurbishment and modernisation works, the property is presented in excellent order throughout. Improvements include having the roof overhauled with new felt and battens and the creation of a beautiful, open plan space downstairs with a striking, contemporary kitchen with a range of integrated appliances, quartz worktops and a large central island with breakfast bar. The kitchen flows through to a dining area and into the lounge where there is an attractive fireplace and log burner. The ground floor is completed with a useful conservatory to the rear, currently used as a gym.

To the first floor, there are three double bedrooms and a family shower room.

Heating is in the form of both gas fired radiators and underfloor heating to most rooms.

Externally, the gardens to the rear are laid to gravel and brick pavier to provide ample parking with a gate to the side leading to the mainly lawned rear gardens where there is a useful brick built store and second garden shed.

The current vendors have thought carefully about the alterations they have made including opening the ceiling space over the staircase, installing a log burner and have had planning permission granted for an extension from the lounge (please ask the selling agents for details).

An internal inspection is the only way to fully appreciate the individuality of this home.

## Directions

From the Esso service station at the top of Love Lane, proceed out of Burnham on Sea along Love Lane turning right into Rosewood Avenue. Proceed down Rosewood Avenue which becomes Killarney Avenue and turn right into Sutherland Avenue where the property can be found at the head of the cul de sac on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

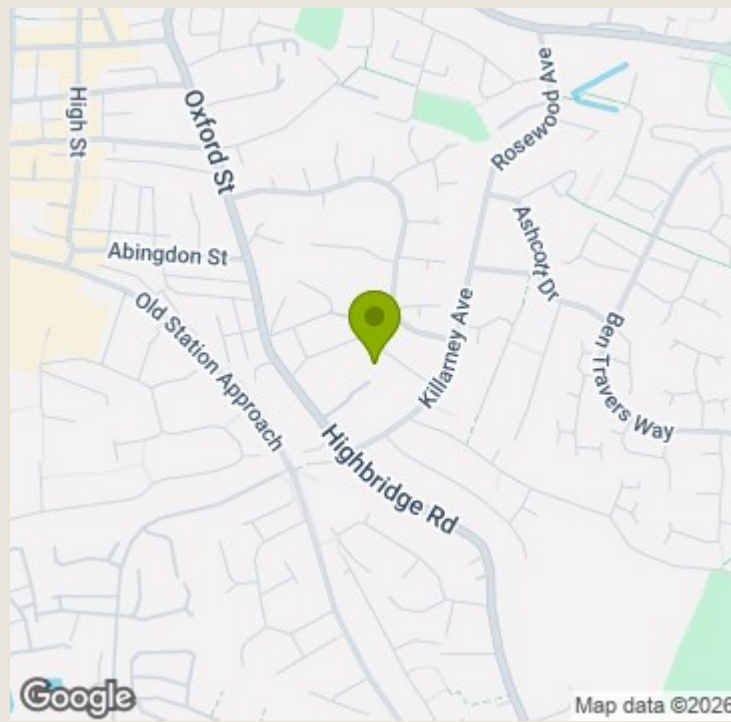
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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)

**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

