



Howard Close

Burnham-On-Sea, TA8 2TB

Price £335,000



PROPERTY DESCRIPTION

A four/five bedroom detached house situated in a sought after cul-de-sac location close to local amenities

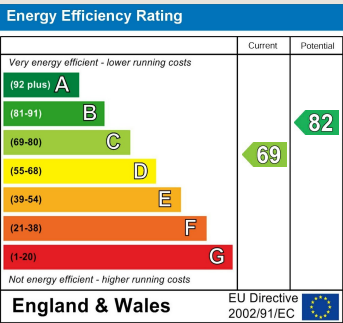
Entrance hall* lounge* dining room* well appointed kitchen* ground floor bedroom/sitting room* cloakroom* four first floor bedroom* bathroom* gas central heating* upvc double glazing* off street parking for up to four cars* attractive garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor with understair storage cupboard.

Cloakroom

Comprising low level w.c. wall mounted wash hand basin, tiled floor and part tiled walls.

Upvc double glazed obscured window to the front.

Lounge

15'10" x 11'4" (4.83 x 3.46)

Feature fire surround with electric fire, television point and upvc double glazed French doors with matching side panels to the rear garden.

Dining Room

11'9" x 10'0" (3.59 x 3.05)

Tiled floor and upvc double glazed window to the rear. Wide opening to the:

Kitchen

13'3" x 8'5" (4.06 x 2.58)

Fitted with an attractive range of wall and floor units with one and a half bowl drainer sink unit, plumbing for automatic washing machine, integrated double oven, five burner gas hob, extractor fan, space for tumble dryer, space for fridge/freezer, inset spotlights, upvc double glazed window to the front and upvc double glazed door to outside.

Sitting Room/Ground Floor Bedroom

16'5" maximum x 8'0" (5.01 maximum x 2.46)

Built in wardrobes and upvc double glazed window to the front.

This room has been converted from the former garage and makes a useful additional living space.

First Floor Landing

Access to loft space.

Bedroom 1

14'0" x 11'1" (4.29 x 3.38)

Upvc double glazed window to the rear.

Bedroom 2

12'6" x 8'2" (3.82 x 2.51)

Upvc double glazed window to the front and built in wardrobe.

Bedroom 3

12'1" x 7'2" (3.69 x 2.19)

Built in wardrobe and upvc double glazed window to the front.

Bedroom 4

9'4" x 9'1" (2.86 x 2.78)

Upvc double glazed window to the rear.

Bathroom

7'2" x 6'6" (2.19 x 2.00)

Comprising panelled bath with side taps, shower over and screen, close coupled w.c with concealed cistern, vanity wash hand basin with cupboards below and upvc double glazed obscured window. Recessed spotlights.

Outside

To the front of the property is a block pavier driveway offering off street parking for up to four vehicles.

Area of garden enclosed by picket fence with lawn and shrubs.

Gate to the right hand side of the property leads to the:

PROPERTY DESCRIPTION

Rear Garden

With patio area, attractive decking area with gazebo over, lawn and borders containing shrubs and bushes.

Located in the corner of the garden is the :

Summerhouse/Home Office

Of wooden construction with light and power.

Description

The property is situated in a modern residential development close to Burnham-on-Sea town centre and sea front. It is also within a short walk of Tesco supermarket.

The accommodation briefly comprises entrance hall, lounge, dining room with upgraded kitchen off. The former integral garage has been converted into additional living space which could be used as a sitting room or ground floor bedroom if required. To the first floor there are four bedrooms and a family bathroom. The property has gas central heating and upvc double glazed windows with a sunny aspect garden to the rear with a good size summerhouse.

The property is offered in good decorative order throughout making a full inspection essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the first exit which is a continuation of Love Lane and the next left into Hawley Way. Turn first left into Cunningham Road and Howard Close will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

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

checker.ofcom.org.uk/en-gb/broadband-coverage

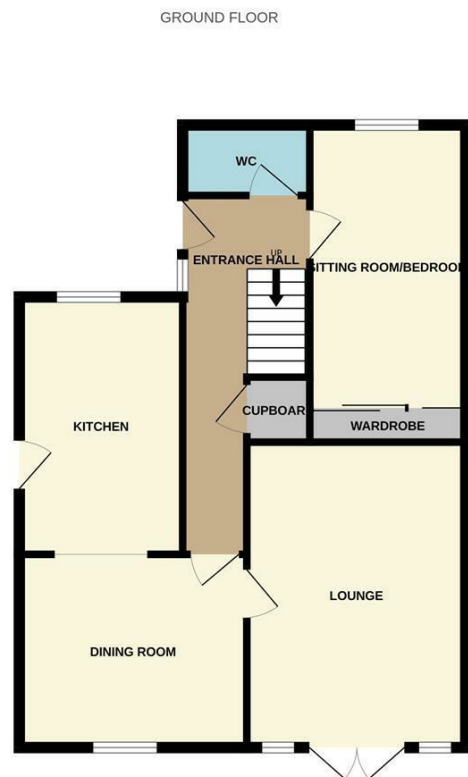
Flood Information:

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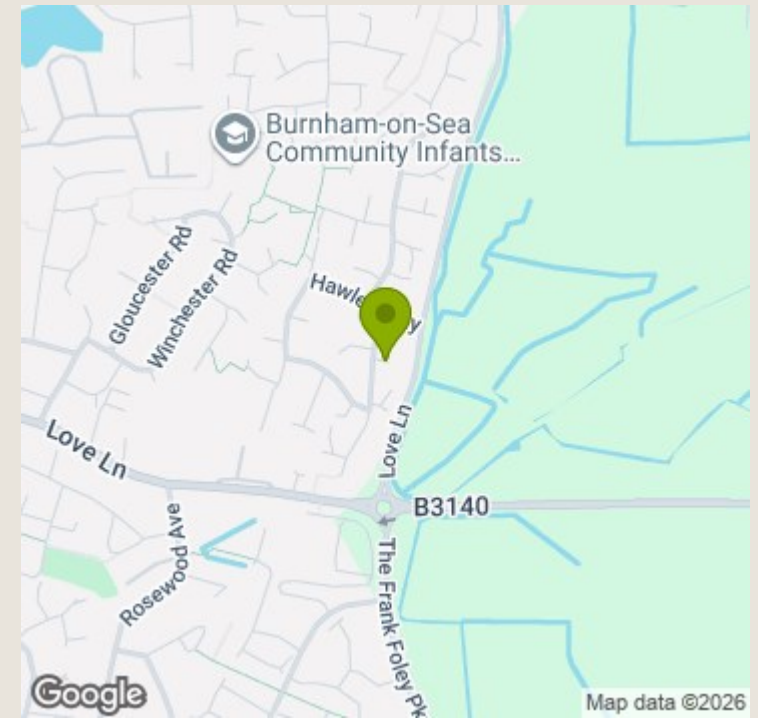








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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sales@berrymansproperties.net

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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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