



5 Blythe Way

Burnham-On-Sea, TA8 2LF

Offers Over £325,000



PROPERTY DESCRIPTION

An attractive, upgraded and improved two double bedroom detached bungalow set in a highly sought after cul-de-sac location to the north of Burnham-on-Sea set in a prime plot with garage, large driveway with the potential of parking a large caravan/motorhome should it be required.

Entrance hall* lounge* dining room* well appointed kitchen* side porch/utility* two double bedrooms* upgraded bathroom* gas central heating with recently installed gas combination boiler* upvc double glazed windows* attractive enclosed gardens* garage* off street parking. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



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

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Accommodation (Measurements are approximate)

Double glazed door with decorative panel to the:

Entrance Hall

Good size storage cupboard and door with glazed side panel to the:

Lounge/Dining Room

Dining Room Area

17'1" x 7'4" (5.21 x 2.26)

Two upvc double glazed windows to the front.

Lounge Area

16'9" x 11'1" (5.13 x 3.38)

Feature fire surround, upvc double glazed window to the side.

Kitchen

9'10" x 8'7" (3.00 x 2.64)

Fitted with a modern range of wall and floor units to incorporate integrated eye level double oven, gas hob with extractor hood, single drainer sink unit, plumbing for automatic washing machine, space for fridge, double glazed window to the side and upvc double glazed door to the:

Side Porch/Utility

7'8" x 6'0" (2.36 x 1.83)

Worktop with cupboard under, space for fridge/freezer, built in storage cupboard with louvred door, space for tumble dryer, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed windows to the front and rear.

Inner Hallway

Access to roof space via ladder with light. Shelved cupboard with radiator.

Bedroom 1

13'10" x 9'10" (4.22 x 3.02)

Upvc double glazed window to the side.

Bedroom 2

10'7" x 9'10" (3.25 x 3.02)

Upvc double glazed window to the side. Fitted double wardrobe.

Bathroom

8'2" x 5'2" (2.49 x 1.60)

Fitted with a recently installed suite comprising panelled bath with shower and screen, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, tiled floor, heated towel rail, two upvc double glazed obscured windows to the side.

Outside

To the front of the property is an open plan garden laid to lawn with footpath leading to the front door.

To the right hand side of the property is a driveway leading to the:

Detached Garage

15'8" x 8'0" (4.80 x 2.44)

With up and over door, light and power.

Between the detached garage and bungalow is a large area of further potential

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off street parking offering great potential for the parking of further vehicles or motorhome etc should it be required.

To the left hand side of the property is a gate which gives access to the side garden which is laid to lawn with borders containing shrubs and bushes.

To the rear of the property is a further area of lawn which extends to the right hand side of the bungalow where there are two large storage sheds, area of decorative stone, patio and further lawn area with borders containing shrubs and bushes.

Description

This attractive detached bungalow is situated in a highly sought after residential location to the north of Burnham-on-Sea.

The property has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance hall, lounge, dining room, well appointed kitchen, inner hallway with two double bedrooms and bathroom.

The property benefits from having gas central heating, upvc double glazed windows, well maintained gardens to either side and to the rear, garage, off street parking for numerous vehicles and offering the potential for the parking of a large caravan/motorhome should it be required.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed in a northerly direction Along the Berrow Road for approximately one mile passing Ash Tree Road on the right hand side. Take the next right into Blythe Way. Proceed down the cul-de-sac where the property will be found at the end of the cul-de-sac on the left hand side.

Material Information

Additional information not previously mentioned

- 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

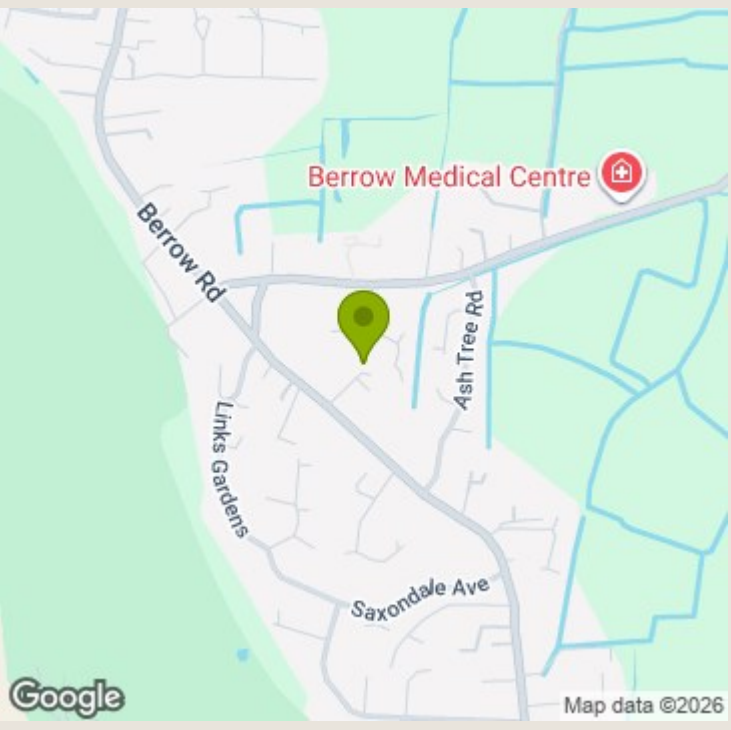
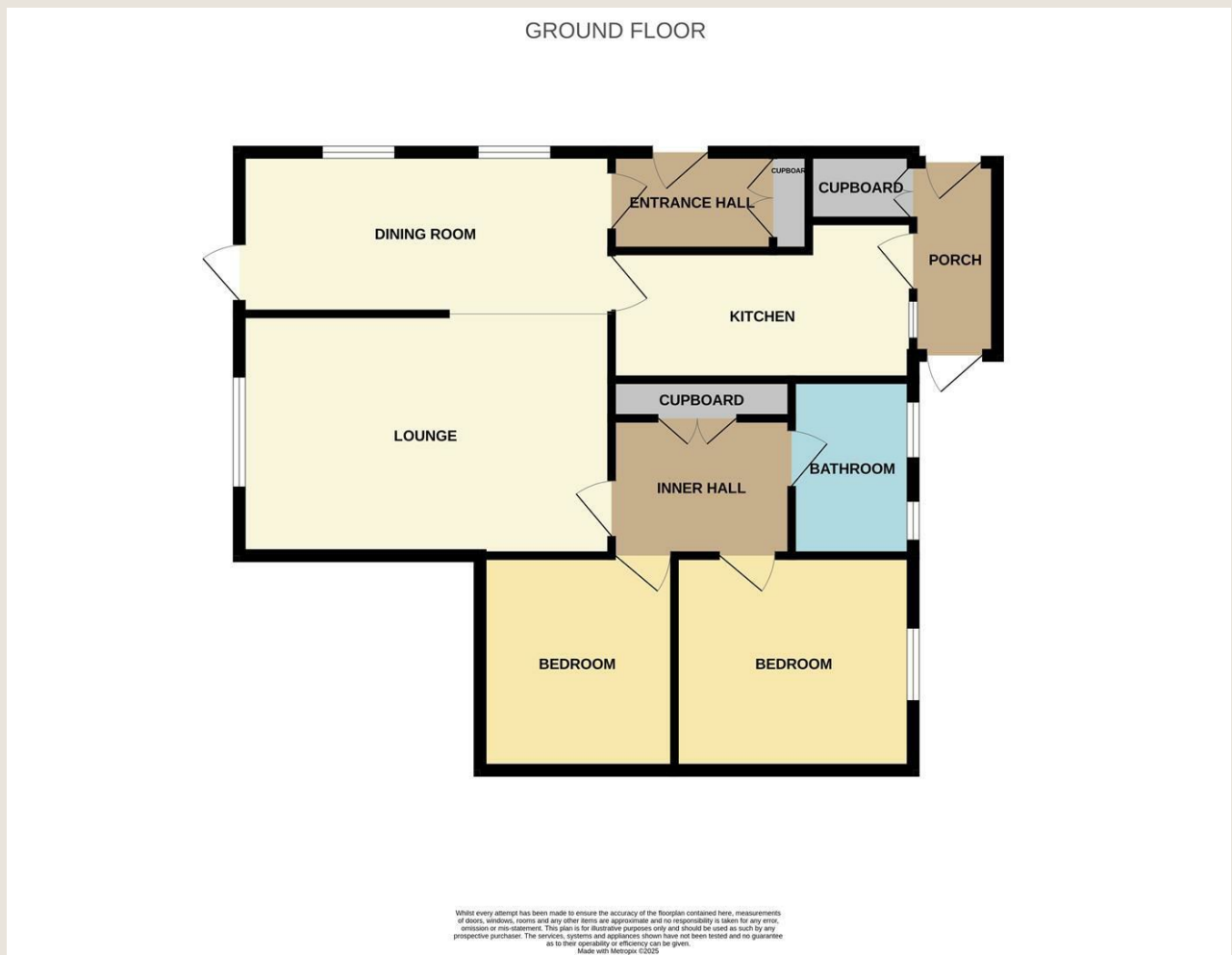
Flood Information:

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, 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

