



5 Abingdon Street

Burnham-On-Sea, TA8 1PH

Offers Over £190,000



# PROPERTY DESCRIPTION

An older style three bedroom terraced house situated in Burnham-on-Sea town centre offered with the benefit of no onward chain.

The property is offered in good order throughout having been attractively priced for a quick sale.

Ideal starter home or investment.

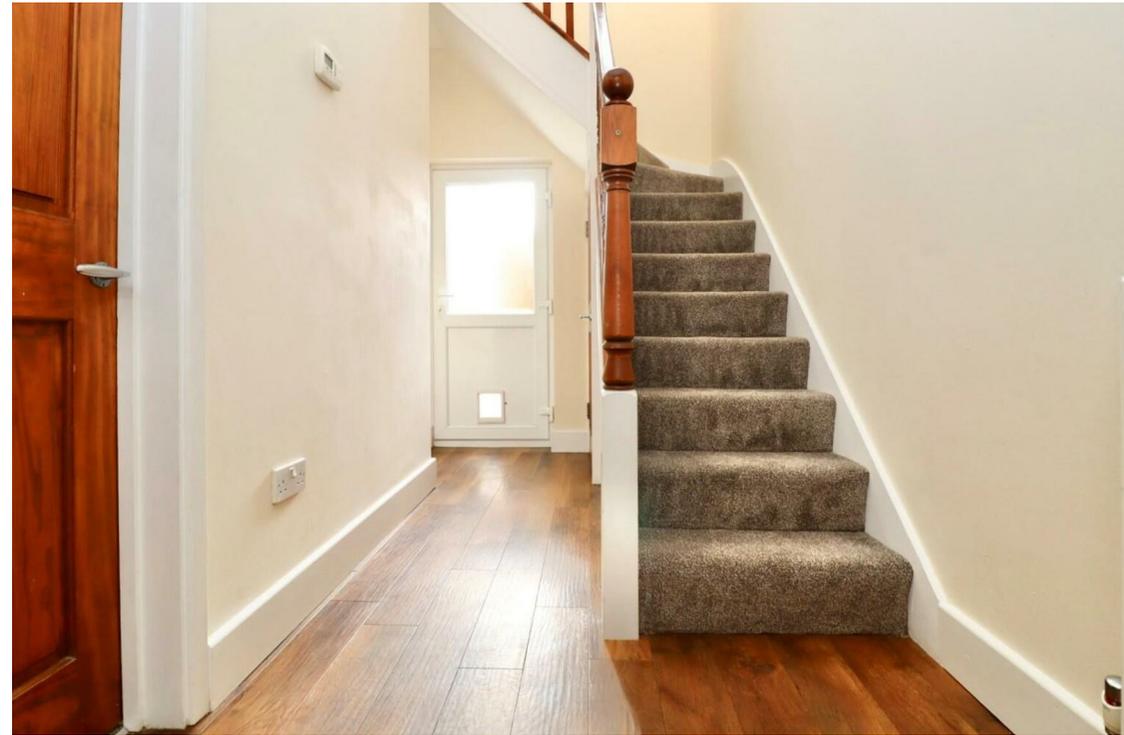
Entrance hall\* lounge\* kitchen/diner\* three bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* upgraded electrics\* small courtyard garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and upvc double glazed door opening to the rear courtyard garden.

### Lounge

13'8" x 9'6" (4.18 x 2.90)

Upvc double glazed window to the front.

### Kitchen/Diner

17'2" x 11'10" (5.25 x 3.63)

Fitted with a range of wall and floor units to incorporate space for Range style cooker with extractor hood over, plumbing for automatic washing machine, space for tumble dryer, sink unit, upvc double glazed window to the side.

### First Floor Landing

Upvc double glazed window to the rear.

### Bedroom 1

10'7" x 9'6" (3.23 x 2.92)

Upvc double glazed window to the front.

### Bedroom 2

12'0" x 7'10" (3.66 x 2.41)

Upvc double glazed window to the side.

### Bedroom 3

9'5" x 8'3" (2.89 x 2.54)

Upvc double glazed window to the front.

### Bathroom

5'3" x 5'2" (1.61 x 1.59)

Panelled bath with shower over, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window. Extractor fan.

### Outside

To the front of the property is a boundary wall with pathway leading to the front door.

### Rear Courtyard Garden

11'7" x 6'7" (3.55 x 2.02)

Enclosed and laid for ease of maintenance.

## Description

This attractive older style terraced house comprises a good size entrance hall, lounge, well appointed kitchen/diner, first floor landing, three bedrooms and a bathroom.

The property benefits from upvc double glazed windows, gas central heating, luxury Karndean flooring to the ground floor with new carpets fitted elsewhere and small enclosed courtyard garden enjoying a sunny aspect.

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

## Directions

From the office in the High Street proceed in a southerly direction along the High Street and take a left turn after the Somerset and Dorset Public House. The property will then be found on the right hand side.

## Material Information

Additional information not previously mentioned

- 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.

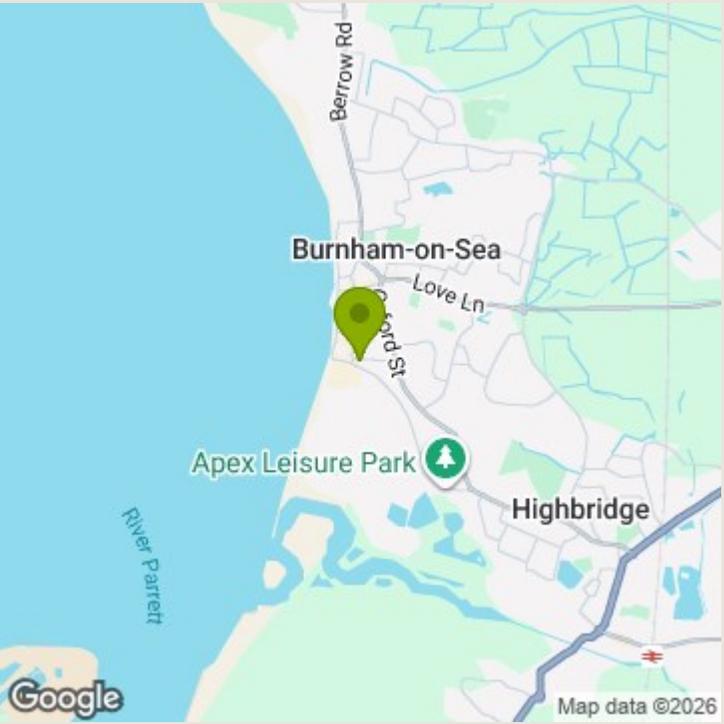
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](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 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. Berryman's 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

