

31 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £420,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in this sought after residential location is this well presented, detached, FIVE bedroom house with TWO EN-SUITES, an INTEGRAL GARAGE and OFF STREET PARKING. The ground floor of the property comprises of an entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, conservatory and integral garage. To the first floor there are five bedrooms, two with en-suite bathrooms, family bathroom and access to the airing cupboard and loft space. The property benefits from being advertised with no onward chain.

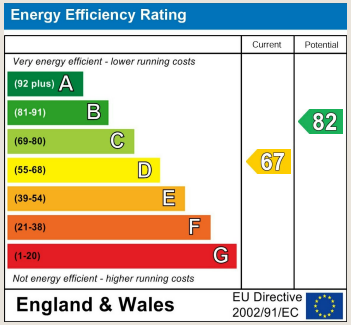
*Detached *Sought after location *Entrance hall *Cloakroom *Lounge *Dining room *Kitchen/breakfast room *Utility room *First floor landing *5 Bedrooms *Two en-suites *Family bathroom *Conservatory *Integral garage *Enclosed rear garden *Gas heating *Upvc double glazed windows

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D













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Accommodation (measurements are approximate)

Wooden entrance door to:

Entrance hall

Stairs rising to the first floor, under stair storage, door to all ground floor rooms

W/C

Comprising of a close coupled W/C, hand wash basin, radiator and Upvc double glazed window to front

Lounge

18'0" x 10'11" (5.49 x 3.33)

Generously sized lounge with a large Upvc double glazed window to front, allowing ample of natural light into the room. Opening to:

Dining room

11'7" x 9'3" (3.54 x 2.82)

Upvc double glazed French doors to the rear garden and doorway to:

Kitchen/breakfast room

17'4" x 11'6" (5.29 x 3.53)

Fitted with a range of wall and base units with worktop space over, five ring gas hob with extractor over, integrated eye level oven and microwave, space and plumbing for dishwasher, stainless steel sink/drainer unit, Upvc double glazed window to rear and Upvc double glazed door to the conservatory.

Utility room

Fitted with a range of wall and base units, single sink drainer unit, space and plumbing for automatic washing machine, and boiler supplying domestic hot water and radiators and Upvc double glazed door to the side access

Conservatory

10'11" x 8'3" (3.33 x 2.52)

Part Upvc/part brick construction with Upvc double glazed French doors to the rear garden

First floor landing

Doors to all first floor bedrooms and access to the loft space

Bedroom 1

12'0" x 10'11" (3.67 x 3.33)

Generously sized double bedroom with fitted wardrobe, radiator and Upvc double glazed window. Doorway to:

En-suite

Fitted with a white suite comprising of a corner shower cubicle, close coupled W/C, hand wash basin, extractor fan, heated towel rail and Upvc double glazed obscured window to side

Bedroom 2

11'4" x 10'6" (3.46 x 3.22)

Generously sized double bedroom with fitted wardrobe, radiator and Upvc double glazed window. Doorway to:

En-suite

Fitted with a white suite comprising of a large shower cubicle, close coupled W/C, hand wash basin with storage under, extractor fan, and heated towel rail

Bedroom 3

16'2" maximum x 8'4" (4.94 maximum x 2.56)

Generously sized 3rd bedroom with radiator and Upvc double glazed window to front

PROPERTY DESCRIPTION

Bedroom 4

11'2" x 8'7" (3.41 x 2.64)

Radiator and Upvc double glazed window to front

Bedroom 5

8'7" x 6'5" (2.64 x 1.98)

Radiator and Upvc double glazed window to front

Family bathroom

7'3" x 6'0" (2.22 x 1.84)

Fitted with panelled bath with shower over, vanity hand wash basin with storage under, close coupled W/C, extractor fan, heated towel rail and Upvc double glazed window to rear

Garage

Up and over garage door to the integral garage with power and lighting

Outside

To the front of the property is a tarmac driveway offering off street parking for two vehicles and access to the garage.

To the rear of the property is an enclosed garden that enjoys sunny aspects. The garden comprises of a lawn area with fence borders, and large patio area with access to the conservatory, side entrance and utility room.

Description

Situated in this sought after residential location is this well presented, detached, five bedroom house with an integral garage and off street parking. The ground floor of the property comprises of an entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, conservatory and integral garage. To the first floor there are five bedrooms, two with en-suite bathrooms, family bathroom and access to the airing cupboard and loft space. The property benefits from being advertised with no onward chain.

Directions

From the centre of Burnham-on-Sea proceed along Love Lane to the roundabout beside Tesco supermarket taking the first exit which is a continuation of Love Lane. Take the second turning left into Ramsay way and proceed along Ramsay Way turning first right into Bathurst Close.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-D

- 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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT