



44 Broadhurst Gardens

Burnham-On-Sea, TA8 1LP

Price £285,000





# PROPERTY DESCRIPTION

Located in a sought after cul-de-sac in Burnham-on-Sea is this charming three bedroom semi detached house. The property is very well presented and briefly comprises of an entrance hallway, w/c, lounge, kitchen/dining room, conservatory, three good sized bedrooms and family shower room. Offered with no onward chain.

Entrance hall\* lounge\* kitchen/dining room\* conservatory\* three bedrooms\* shower room\* parking\* gardens.\* garage and carport.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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



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## Accommodation (Measurements are approximate)

### Entrance Hall

A welcoming entrance hallway that provides access to the W/C to the left and lounge to the right.

### Cloakroom

5'6" x 2'10" (1.69 x 0.88)

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

### Lounge

15'6" x 13'3" (4.73 x 4.06)

Generously sized lounge with a feature fireplace, radiator, electric sockets, Upvc double glazed window and doorway to:

### Kitchen/Dining Room

15'6" x 14'7" (4.73 x 4.46)

Matching floor and wall units, worktop, under stair larder space, boiler and single sink/drainage unit. Stairs providing access to the first floor landing, Upvc double glazed window to rear aspect, access to the car port and an opening to:

### Conservatory

8'7" x 8'0" (2.62 x 2.46)

Part brick, part Upvc double glazed construction. Part brick, part Upvc double glazed construction. Providing access to the rear garden.

## First Floor Landing

Providing access to all bedrooms, shower room and loft space.

### Bedroom 1

13'1" x 8'2" (4 x 2.5)

Generously sized double bedroom with built in cupboards utilizing the over-stair storage space. Upvc double glazed window to the front aspect. Radiator and electric sockets.

### Bedroom 2

11'0" x 8'1" (3.37 x 2.48)

Double bedroom with built in cupboards utilising the over-stair storage space. Upvc double glazed window to the rear aspect. Radiator and electric sockets.

### Bedroom 3

9'11" x 6'3" (3.04 x 1.91)

Single bedroom with radiator and electric sockets. Upvc double glazed window to the front aspect.

### Shower Room

7'3" x 5'6" (2.21 x 1.68)

Fitted with a three piece suite comprising of a close coupled W/C, hand wash basin and walk in shower unit. Upvc obscured double glazed window to the rear aspect.

### Outside

To the front of the property is a brick paved driveway providing parking for

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numerous vehicles, car port and garage. The car port allows access into the kitchen/dining area and also the rear garden.

## Rear Garden

The rear garden is laid principally to lawn with a small pond area and flower bed borders either side. There is wood decking at the rear of the garden and behind the garage providing a private tuck-away.

## Garage

With up and over door.

## Description

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The first floor comprises of two double bedrooms with built in cupboards, one single bedroom, the family shower room and access to the loft space.

The property is located within a short distance of local amenities and a local park.

## Directions

From the Esso service station at the junction of Love Lane and Oxford Street proceed along Oxford Street into Highbridge Road for approximately half a mile and take a right turn into Broadhurst Gardens, follow the road

to the right and the property can be found towards the head of the cul-de-sac.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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)





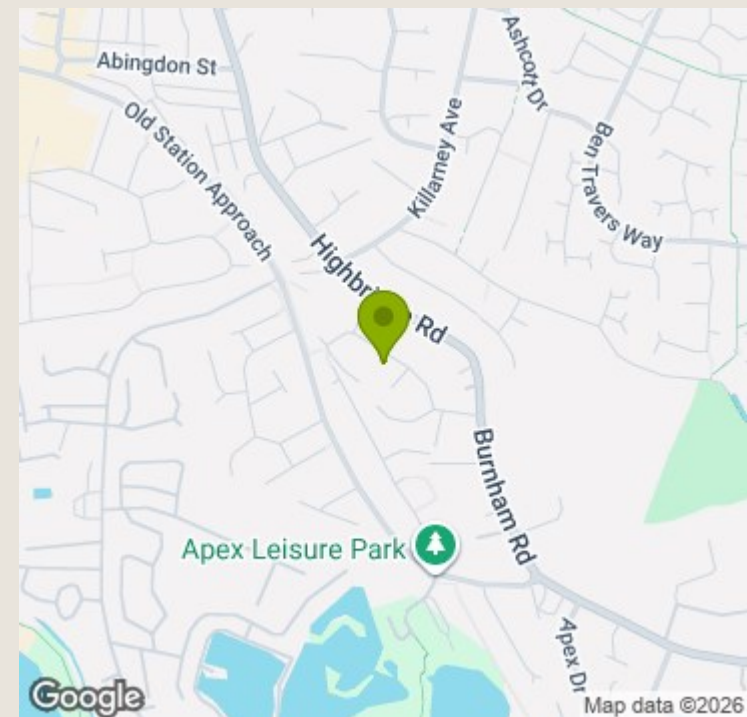
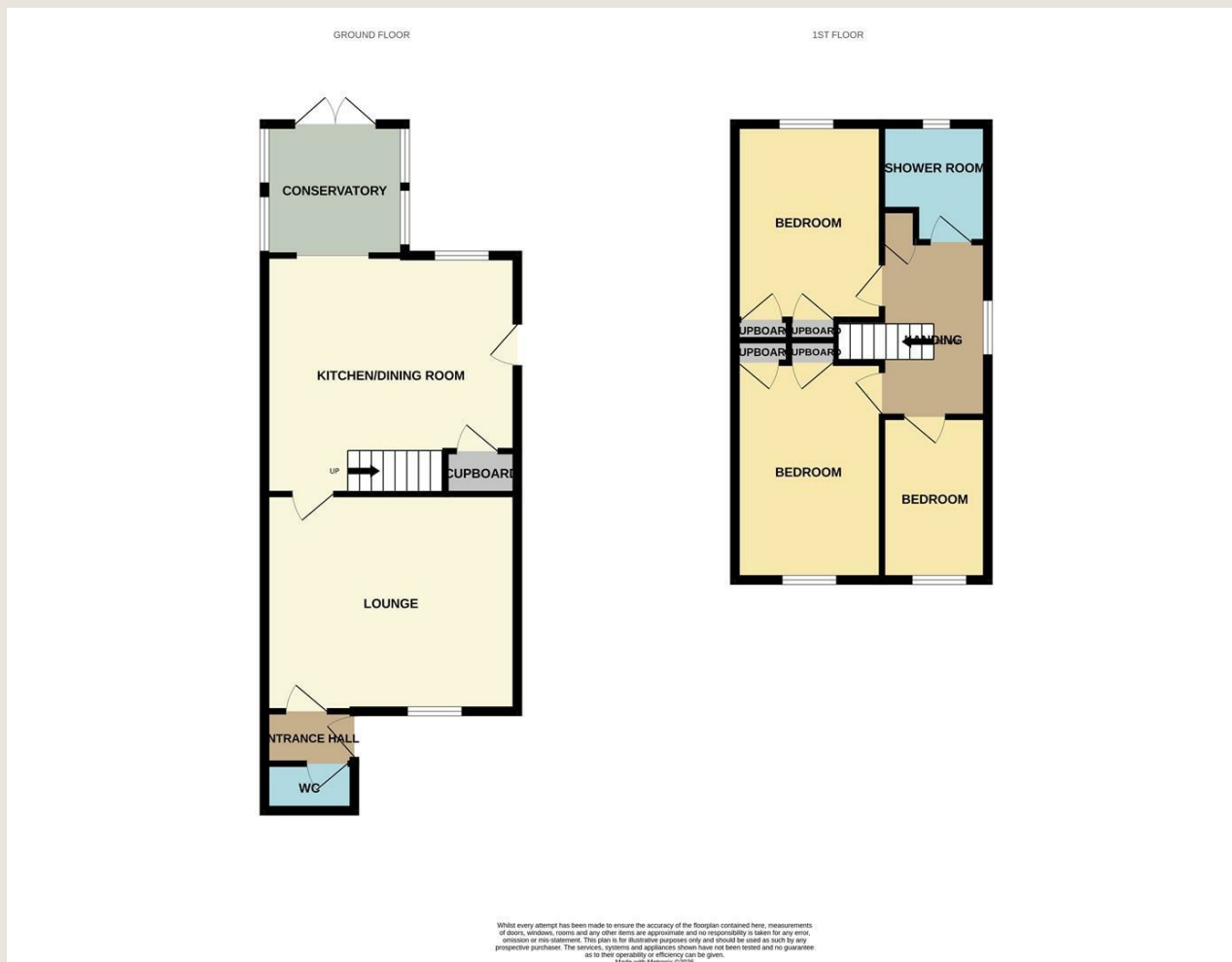












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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.
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