33 Westfield Drive

Burnham-On-Sea, TA8 2DS

Price £279,950

BERRYMAN'S

PROPERTY DESCRIPTION

Two bedroom detached bungalow situated in a highly sought after residential location to the north of Burnham-on-Sea in need of some upgrading works.

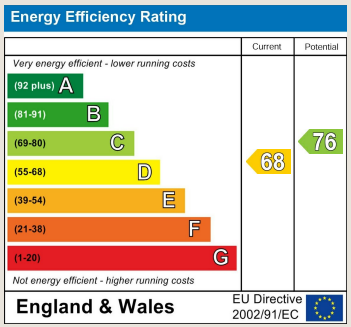
Entrance porch* entrance hall* good size living room* kitchen* two double bedrooms* bathroom* upvc double glazed windows* gas central heating* good size enclosed garden to the rear enjoying a sunny aspect and a good degree of privacy* good size garage/workshop* off street parking. In need of some modernisation and improvement.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

5'1" x 2'9" (1.55 x 0.84)

Tiled floor and further multi pane door with obscure glazed side panels to the:

Entrance Hall

Access to roof space, two storage cupboards.

Lounge/Diner

16'10" x 11'10" (5.15 x 3.63)

Upvc double glazed bay window to the front and upvc double glazed window to the rear. Feature fire surround.

Kitchen

10'10" x 8'11" (3.32 x 2.72)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, integrated oven and gas hob with extractor fan. Space for fridge and freezer and upvc double glazed window to the front.

Bedroom 1

12'10" x 10'8" (3.92 x 3.27)

Upvc double glazed window to the rear.

Bedroom 2

10'8" x 9'5" (3.27 x 2.88)

Upvc double glazed window to the rear.

Bathroom

6'10" x 5'5" (2.09 x 1.67)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Heated towel rail and upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden laid to lawn.

Driveway offering off street parking and leading to the:

Garage/Workshop

25'1" x 8'4" (7.67 x 2.56)

Electric door, light and power. Upvc double glazed door to the rear garden.

Rear Garden

The rear garden is enclosed and enjoys a sunny aspect and a good degree of privacy. Laid to lawn with patio area.

Description

This ever sought after design of detached bungalow is in need of some upgrading works briefly comprises entrance porch, entrance hall, good size lounge running from the front to the back, kitchen, two double bedrooms and bathroom.

The property benefits from gas central heating, upvc double glazed windows, good size garage/workshop and attractive enclosed sunny aspect

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garden to the rear enjoying a good degree of privacy.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road passing the indoor swimming pool on the left hand side. Take a right turn into Westfield Road. Proceed round the bend into Westfield Drive. Follow the road to the right and right again turning sharp left and the property will be found a little further along on the left hand side,

Material Information

Additional information not previously mentioned

Council Tax Band-C

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

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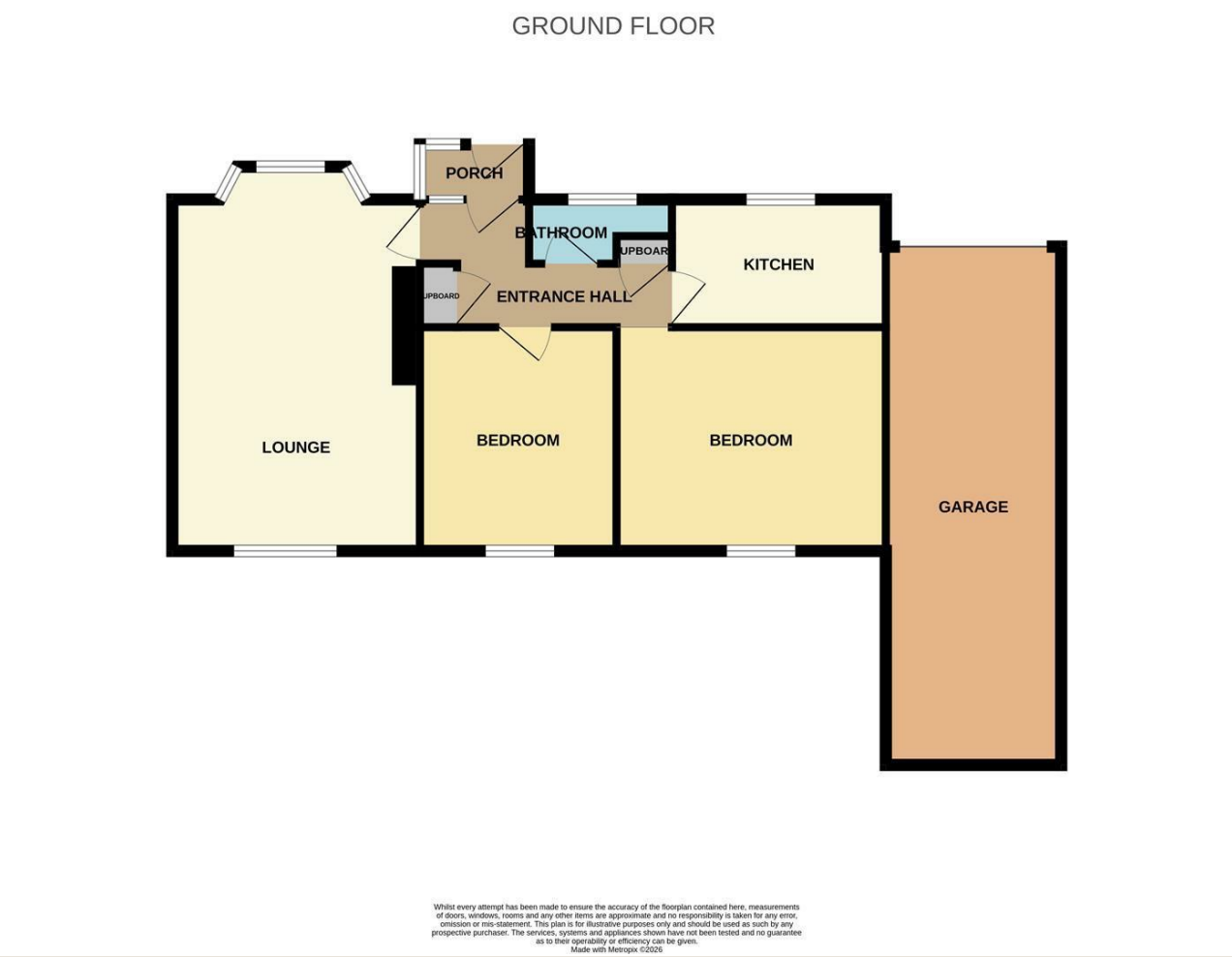

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, 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

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