



6 Adam Street

Burnham On Sea, TA8 1BW

Price £230,000



PROPERTY DESCRIPTION

A rare opportunity to acquire this extremely spacious two-bedroom terraced period property, complete with a courtyard and double garage, a true rarity for such a central location, located within walking distance of the town centre and sea front.

The property has remained in the same family for several generations and has been well maintained and sympathetically updated where required.

- *Entrance hall *Lounge *Study *Kitchen *Utility Room/Office *First floor landing
- *Two bedrooms *Bathroom *Double garage *Enclosed rear garden *Gas heating
- *Double glazed windows

Local Authority

Somerset 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(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

Entrance Lobby

5'8" x 3'1" (1.74 x 0.95)

Tiled flooring and stained glass wood door

Entrance Hallway

18'6" x 5'4" (5.65 x 1.64)

Stairs leading to first floor landing, radiator and consumer unit.

Lounge

14'2" x 11'0" excluding bay window (4.34 x 3.36 excluding bay window)

Upvc double glazed window to front, radiator, feature gas fireplace with tile surround.

Study

12'2" x 11'1" (3.71 x 3.39)

Upvc double glazed window to rear and radiator.

Kitchen

10'1" x 8'1" (3.08 x 2.48)

Upvc double glazed windows to side, matching wall and base units with laminate worktop, tiled splashback, four ring gas hob with stainless steel oven below and extractor fan above, stainless steel sink with mixer tap, space for low level fridge, and radiator. Doorway leading to:

Utility Room/Office Space

11'10" x 6'11" (3.62 x 2.12)

Upvc double glazed window to side and double glazed door providing access to the courtyard garden. Stainless steel sink, space and plumbing for

automatic washing machine and tumble dryer, and space for secondary fridge/freezer

First Floor Landing

11'7" x 4'10" (3.54 x 1.48)

Split level with further steps and access to the loft space

Bedroom 1

17'4" x 10'11" (5.29 x 3.34)

Upvc double glazed bay window to front and radiator

Bedroom 2

12'1" x 11'1" (3.70 x 3.40)

Upvc double glazed window to rear and radiator

Bathroom

11'4" x 8'1" (3.47 x 2.48)

Obscured double glazed window to rear, hand wash basin with storage under, close coupled WC, panelled bath, separate shower, floor to ceiling tiles, vinyl flooring, radiator and airing cupboard housing the boiler supplying domestic hot water and radiators.

Outside

To the rear, the property is mainly patio area with a small bush area. Access leading to the:

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Double Garage

18'0" x 16'6" (5.50 x 5.05)

Electric roller door, window to rear, light and power, and pitched roof for additional storage.

Description

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The property has remained in the same family for several generations and has been well maintained and sympathetically updated where required.

While perfectly comfortable as it stands, it offers an exciting opportunity for a new owner to add their own personal stamp.

Conveniently positioned in the heart of Burnham-on-Sea, the home is just moments from from the High Street, where you will find a variety of cafés, restaurants, and shops. The seafront is just a short stroll in the opposite direction, making this an enviable coastal setting.

The property in brief comprises: to the ground floor, a good-sized lounge with bay window, separate dining room, kitchen, and a useful utility/study area. To the first floor, there is a generous master bedroom with potential to be divided (subject to any necessary consents) to create a third bedroom, a further double bedroom, and a spacious bathroom featuring a separate shower.

The accommodation is well balanced across both floors, offering generous and versatile living space throughout.

Directions

From the office in the High Street proceed in a southerly direction along the High Street taking the first right by Costa Coffee into Adam Street. Proceed down Adam Street where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and mobile signal coverage are available in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

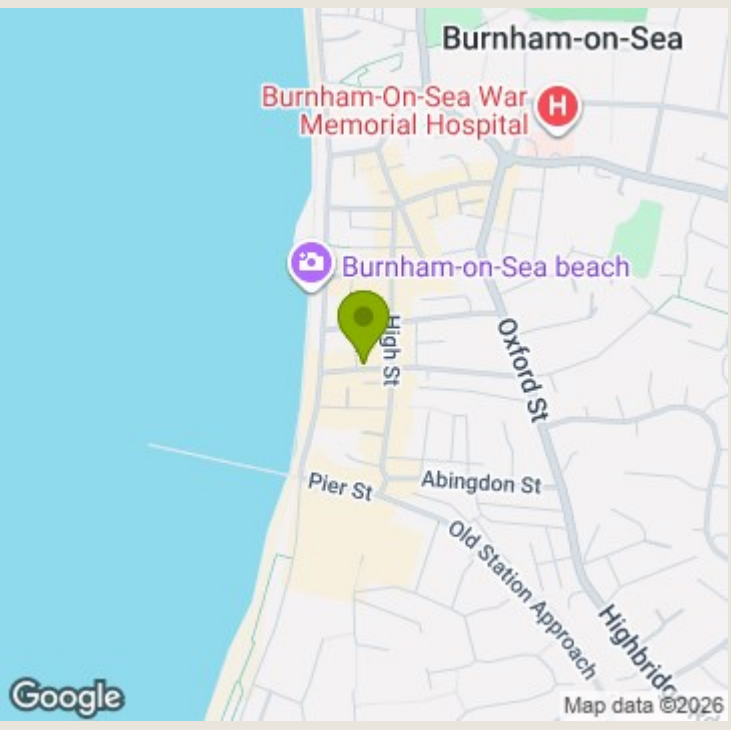
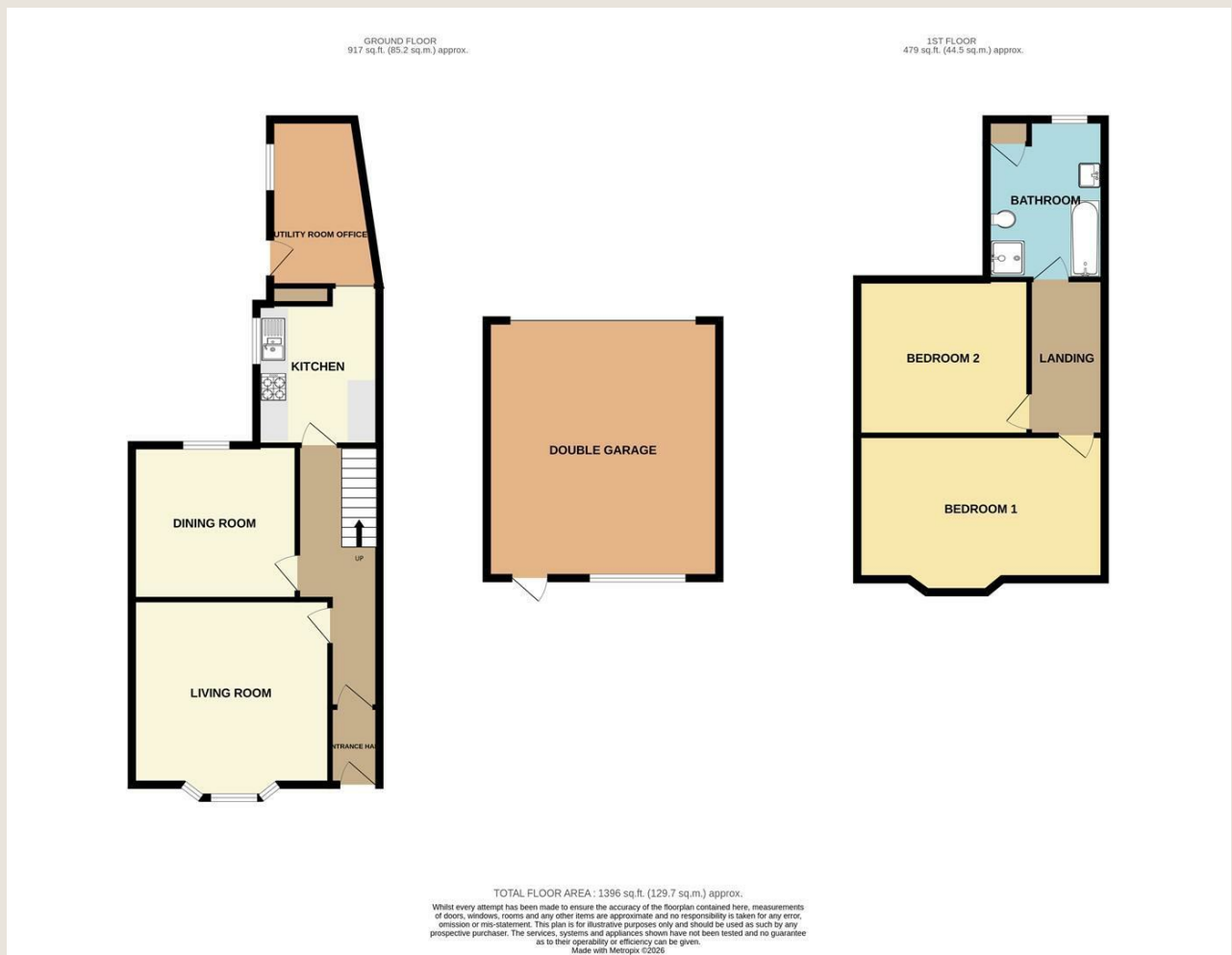
Flood Information:

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

