



9 Ravensworth Terrace

Burnham on sea, TA8 1EP

Price £235,000



PROPERTY DESCRIPTION

An immaculately presented two bedroom terraced house situated in a sought after cul-de-sac location within a short walk of Burnham-on-Sea town centre and sea front. The property obtains great character and charm and must be seen to be fully appreciated.

*Entrance hall *Lounge *Dining/sitting room *Kitchen *First floor landing *Two double bedrooms *Shower room *Gas central heating *Upvc double glazed windows *Closed courtyard garden to rear

Local Authority

Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (measurements are approximate)

Recess Storm Porch

Part tiled walls and access to a Upvc double glazed obscured door to:

Entrance Hall

Stairs rising to the first floor

Lounge

13'2" maximum into upvc double glazed bay window x (4.03 maximum into upvc double glazed bay window x)

Feature fire surround and built in storage cupboard to the right hand side

Dining/Sitting Room

15'5" x 11'2" (4.72 x 3.41)

Upvc double glazed window to rear, understair storage cupboard, and opening to:

Kitchen

13'9" x 6'7" (4.21 x 2.03)

Fitted with a comprehensive range of wall and floor units with wood block worktop surfaces over, recess Belfast sink, integrated oven and hob, extractor fan, space for fridge freezer, space and plumbing for automatic washing machine, Upvc double glazed obscured door to the garden, and double glazed Velux window.

First Floor Landing

Access to roof space with ladder

Bedroom 1

14'10" x 11'1" (4.54 x 3.38)

Upvc double glazed window to front, over stair storage cupboard and feature fireplace

Bedroom 2

11'2" x 8'1" (3.42 x 2.47)

Feature fireplace and Upvc double glazed window to rear

Shower Room

8'2" x 6'9" (2.51 x 2.08)

Large corner shower cubicle, close coupled w/c, pedestal wash hand basin, extractor fan, cupboard housing boiler supplying domestic hot water and radiators, spotlights, and Upvc double glazed obscured window to rear

Outside

To the front of the property is a boundary wall with gate and footpath to the front door, the garden is laid for ease of maintenance. To the rear of the property is an enclosed courtyard garden laid for ease of maintenance and there is also a rear pedestrian access gate.

Description

This attractive two bedroom terraced house is situated in a convenient location within a short walk of Burnham-on-Sea town centre and sea front. The property obtains great character and charm and briefly comprises of entrance hall, lounge with bay window, good size dining/sitting room with well appointed kitchen off. To the first floor there

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are two double bedrooms and shower room. The property benefits from having gas central heating, Upvc double glazed windows, and is offered in excellent order throughout. An early application to view is strongly recommended by the vendors selling agent.

Directions

At the round about at the junction of Love Lane and Oxford Street beside the Esso Service Station, proceed along Oxford Street turning second right into Ravensworth Terrace. Proceed down Ravensworth Terrace where the property can be found at the end of the road on your right hand side.

Material Information

Additional information not previously mentioned

- Mains gas, electric and water
- Water not metered
- Gas 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

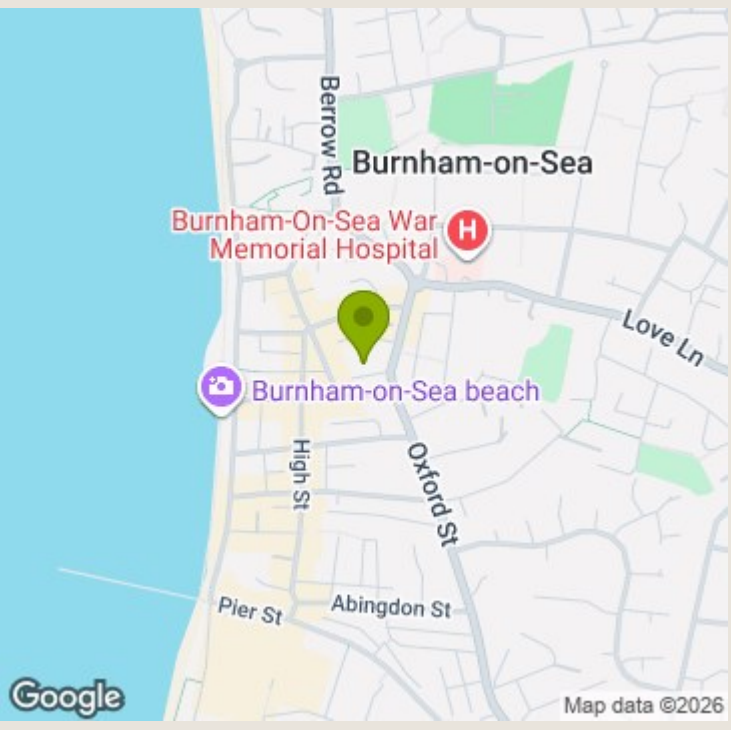
Flood Information:

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, 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

