



16 Southernlea Road

Burnham-On-Sea, TA8 2ER

Price £365,000



# PROPERTY DESCRIPTION

An upgraded and improved three bedroom semi detached bungalow situated in a prime plot in a highly sought after location to the North of Burnham-on-Sea.

\*Entrance porch \*Entrance hall \*Cloakroom \*Lounge \*Well appointed kitchen with conservatory off \*Three bedrooms \*Beautifully appointed shower room \*Gas central heating \*Recently installed combination boiler \*Upvc double glazed windows \*Garage \*Off street parking \*Sunny aspect garden to the rear

## Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to:

### Entrance Hall

Double glazed window to side

### Cloakroom

5'8" x 3'4" (1.75 x 1.02)

Fitted with a suite comprising of a close coupled w/c, wall mounted hand wash basin, and Upvc double glazed window to side

### Inner hallway

Access to roof space with ladder where the gas combination boiler supplying domestic hot water and radiators can be found. Storage cupboard with slatted shelves

### Lounge

14'2" x 11'3" (4.32 x 3.45)

Feature fireplace with an electric fire, Upvc double glazed french doors with an adjoining window opening to the rear garden

### Kitchen

11'1" narrowing to 12'0" x 9'1" (3.38 narrowing to 3.68 x 2.77)

Fitted with an attractive range of wall and floor units with granite worksurfaces over, inset Belfast style sink with mixer tap, plumbing for automatic washing machine, dual fuel range cooker (available by separate negotiation) with extractor hood over, recess for fridge/freezer with storage cupboard over, plumbing for automatic washing machine, Upvc double glazed window to rear, and Upvc double glazed door opening to:

## Conservatory

12'4" x 8'9" (3.76 x 2.67)

Upvc double glazed construction with Upvc double glazed sliding door opening to the rear garden

### Bedroom 1

16'2" x 11'3" (4.95 x 3.45)

Upvc double glaze bay window to front, recessed spotlights and two wall light points

### Bedroom 2

16'0" x 8'7" (4.90 x 2.62 )

Upvc double glazed window to front

### Bedroom 3/Dining Room

10'11" x 8'0" (3.35 x 2.46)

Upvc double glazed window to side

### Shower Room

9'1" x 6'5" (2.77 x 1.96)

Fitted with a recently installed, high quality suite comprising of a large, low level access corner shower, vanity hand wash basin with cupboards below, close coupled w/c, tiling to walls and floor, feature radiator/towel rail, and Upvc double glazed window to rear

### Outside

To the front of the property is an open plan garden laid principally to lawn with a driveway to the right hand side of the property that leads to the GARAGE.

# PROPERTY DESCRIPTION

The side gate gives access to the rear garden which is enclosed and enjoys a sunny aspect. The garden comprises of two block pavia patio areas, lawn area with borders containing shrubs and bushes. Outside tap and outside light.

The gardens are a particular feature of the property that makes a full inspection essential.

## Garage

16'7" x 8'2" (5.08 x 2.50)

With remote control roller door, power and light, and access door to the rear garden

## Description

This highly sought after design of bungalow is situated in a highly sought after residential location to the north of Burnham-on-Sea is set in a prime plot with the rear garden enjoying a sunny aspect. The property itself briefly comprises of an entrance porch, entrance hall, cloakroom, lounge with French doors opening to the rear garden, beautifully appointed kitchen with good size conservatory off, three bedrooms, and recently installed luxury shower room.

The property benefits from having gas central heating with a recently installed combination boiler, Upvc double glazed windows, garage, off street parking for two/three vehicles and is offered in excellent order throughout.

The property offers flexible living accommodation where the lounge could either be front facing or rear facing, dependant on an individuals wishes. An early application to view is strongly recommended by the vendors selling agent.

## Directions

From the town centre proceed along Love Lane to the roundabout beside Tesco supermarket taking a left turn which is a continuation of Love Lane. Bear left into Stoddens Road and taking the next left into Southernlea Road. Proceed down Southernlea Road where the property can be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-E

- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

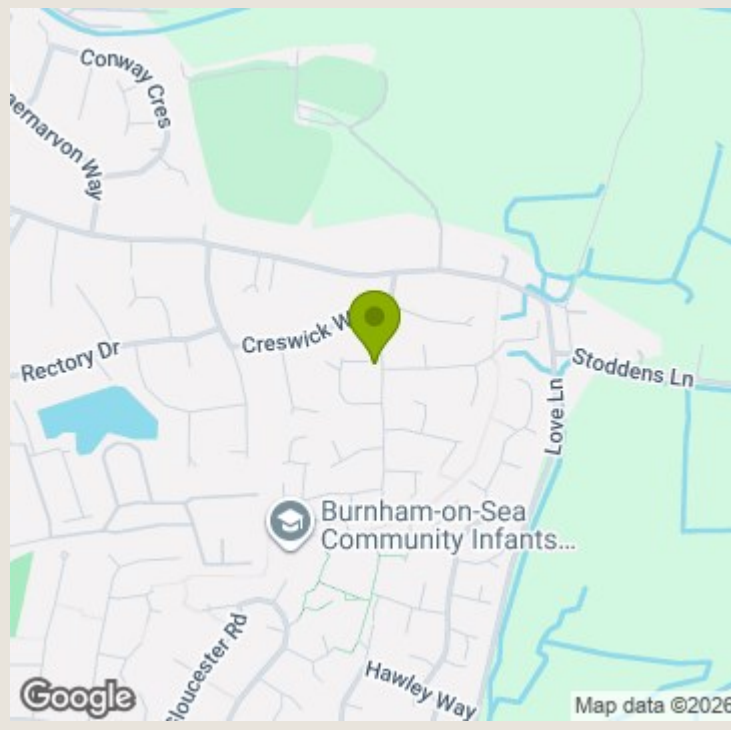
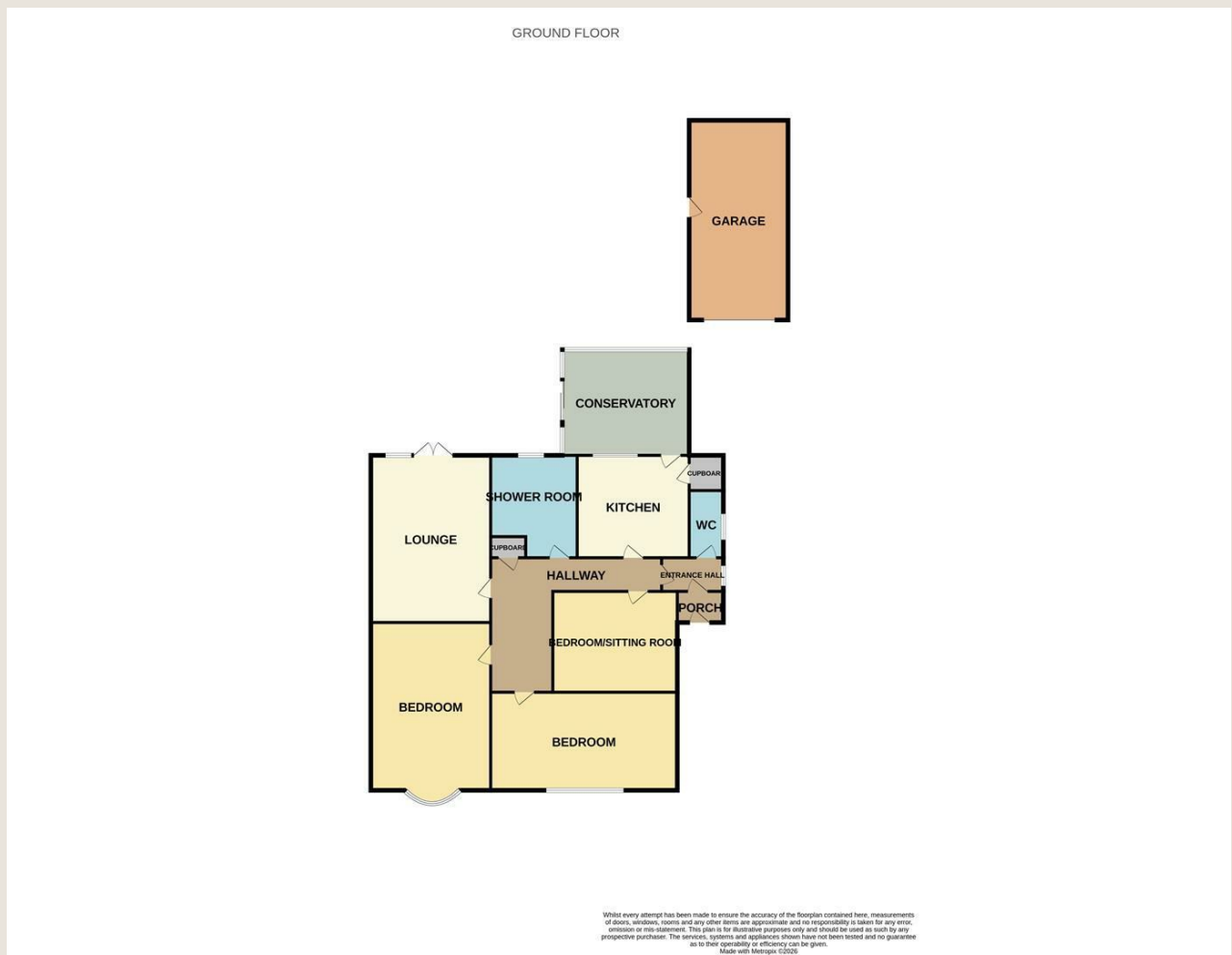
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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)

**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

