



71 Conway Crescent
Burnham-On-Sea, TA8 2UW
Price £330,000



PROPERTY DESCRIPTION

A beautifully maintained, two-bedroom, detached bungalow. Situated in a highly sought-after, residential area, just over a mile from Burnham on Sea town centre and beach.

Entrance porch* Entrance hall* Modern, fitted, breakfast kitchen with integrated appliances* Lounge with feature fire* Two bedrooms* Modern, re-fitted shower room* Generous sized conservatory to the rear* Gas fired central heating* Double Glazing* Low maintenance, open plan garden to the front* Driveway providing ample parking* Single garage with workshop/hobby room to the rear* Private, enclosed, low maintenance gardens to the rear* Must be viewed internally to be fully appreciated*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(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

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel to the:

Entrance Porch

Double glazed entrance door to the:

Entrance Hall

Radiator, access to roof space and built in cupboard housing the Worcester gas fired boiler.

Lounge

19'10" x 10'8" maximum (6.07 x 3.27 maximum)

Double glazed bow window overlooking the front garden, radiator, television point, feature freestanding Dimplex Optimyst electric fire set into recess.

Kitchen/Breakfast Room

12'10" x 8'9" (3.93 x 2.69)

Beautifully fitted with a range of modern cream fronted units comprising base cupboards and drawers with contrasting worktops over and integrated fridge/freezer, integrated oven and microwave, four ring gas hob set into worktop with modern extractor hood over, integrated dishwasher and integrated washing machine. One and a quarter bowl stainless steel sink unit, double glazed window overlooking the front garden and breakfast bar. Tiled floor and radiator.

Bedroom 1

12'5" x 10'9" (3.80 x 3.28)

With double glazed window overlooking the conservatory and the rear garden. Radiator and built in triple wardrobe with sliding doors.

Bedroom 2 (Currently used as a Dining Room)

8'9" x 7'9" (2.69 x 2.38)

Radiator and double glazed window overlooking the conservatory and double glazed French door to the:

Conservatory

18'7" x 8'5" (5.67 x 2.57)

With radiator, double glazed construction with sliding patio door to the rear garden.

Shower Room

8'5" x 5'4" (2.57 x 1.65)

Low threshold shower tray with glazed screen and wall mounted shower over, vanity wash hand basin with worktop to the side and space under with cupboards, low level w.c. with concealed cistern, radiator, tiled walls and obscure double glazed window.

Outside

The front of the property is an open plan area of garden laid to gravel for ease of maintenance.

Driveway to the side provides ample parking and leads to the:

Garage

16'3" x 10'4" (4.96 x 3.17)

With metal up and over door. Further door to workshop/craft room.

Workshop/Craft Room

10'3" x 7'10" (3.13 x 2.41)

Double glazed window and double glazed door to the rear garden

PROPERTY DESCRIPTION

Rear Garden

The rear garden is a particular feature of the property being enclosed and highly private laid for ease of maintenance to gravel with patio area and pathway and surrounded by brick walling.

Description

This modern, beautifully presented bungalow really does offer buyers a 'turn-key' home. Situated on the popular 'Castles' area which lies just over a mile from the town centre of Burnham on Sea which offers a range of local amenities with beach beyond.

The accommodation has been maintained to a very high standard throughout and briefly comprises; entrance porch, entrance hall with cupboard containing the gas fired boiler, modern breakfast kitchen with integral appliances including fridge freezer, washing machine, dishwasher, oven, hob and microwave, lounge with bow window overlooking the front and feature recessed fire and two bedrooms (the master of which has a triple built in wardrobe. Two particularly attractive features of the bungalow are the good-size conservatory to the rear which opens into the immaculate, enclosed, private rear garden which is laid for ease of maintenance.

To the side of the property, the driveway provides ample parking and leads to the single garage which has the benefit of an additional room to the rear which could be used for a variety of purposes including workshop, hobby room or just simply for storage.

Internal viewings can be arranged through Berrymans and are the only way to

fully appreciate this lovely property.

Directions

From the Esso Garage at the top of Love Lane, proceed north onto Berrow Road. Take the 2nd turning right into Rectory Road and proceed to the end turning right onto Stoddens Road. Take the first left into Caernarvon Way and first right into Conway Crescent where number 71 can be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-C

- 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

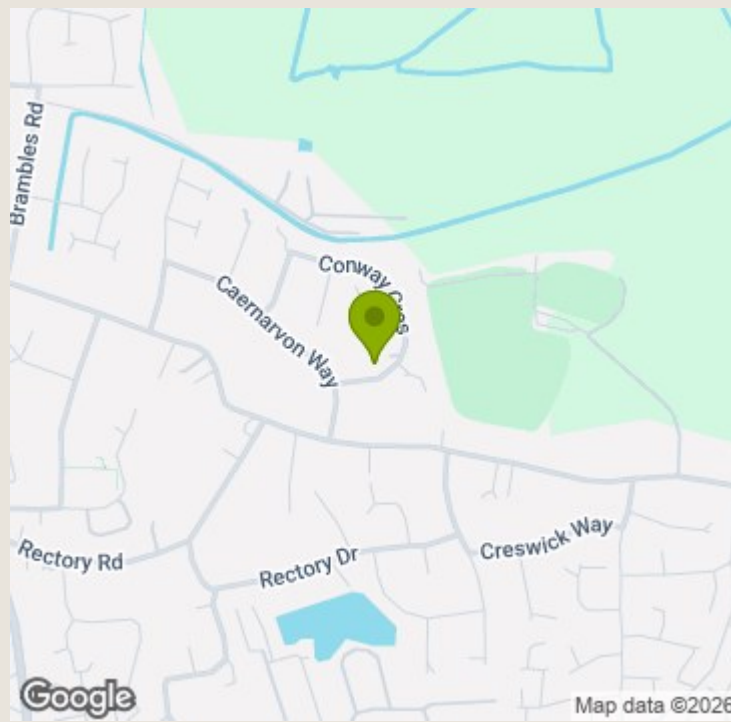
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

