38 Gielgud Close

Burnham-On-Sea, TA8 1RH

Price £375,000

BERRYMAN'S

PROPERTY DESCRIPTION

A four bedroom, two reception, detached house with double garage situated in a sought after cul-de-sac location close to local amenities.

Entrance hall* cloakroom* lounge* dining room* kitchen/breakfast room* utility room* first floor landing* four bedrooms* en suite shower room* family bathroom* upvc double glazed windows* gas central heating* double garage* off street parking* enclosed garden to the rear.

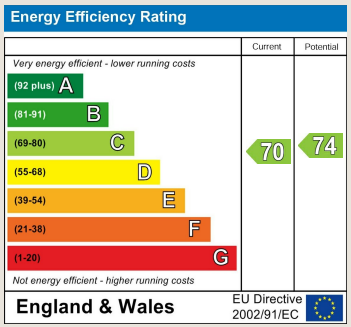
Must be seen.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., wash hand basin, extractor fan and upvc double glazed obscured window to the side.

Lounge

20'1" x 8'8" (6.14 x 2.65)

Upvc double glazed window to the front and upvc double glazed French doors to the rear garden. Feature fire surround.

Dining Room

12'1" x 8'5" (3.70 x 2.59)

Upvc double glazed window to the front.

Kitchen/Breakfast Room

11'1" x 9'6" (3.39 x 2.92)

Fitted with a range of wall and floor units to incorporate integrated double oven, gas hob and extractor fan. Single drainer sink unit, plumbing for dishwasher, breakfast bar and upvc double glazed window to the rear. Archway through to the:

Utility Room

7'11" x 4'7" (2.42 x 1.42)

Worktop with single sink drainer unit, space for fridge/freezer, understair cupboard, plumbing for automatic washing machine, double glazed door to the rear garden.

First Floor Landing

Upvc double glazed window to the rear. Loft access.

Bedroom 1

11'1" x 10'7" (3.40 x 3.24)

Built in triple wardrobe and upvc double glazed window to the front.

En Suite Shower Room

5'5" x 5'3" (1.66 x 1.62)

Shower enclosure, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window.

Bedroom 2

12'1" x 11'3" (3.70 x 3.44)

Upvc double glazed window to the rear.

Bedroom 3

11'1" x 7'4" extending to 9'3" (3.39 x 2.24 extending to 2.82)

Upvc double glazed window to the rear.

Bedroom 4

9'4" x 7'7" (2.87 x 2.32)

Upvc double glazed window to the front.

Bathroom

6'5" x 6'3" (1.97 x 1.93)

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

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

To the side of the property is a driveway offering off street parking and access to the:

Double Garage

16'8" x 16'8" (5.09 x 5.10)

With two independent up and over doors, eaves storage, power and light.

Double glazed door to the rear garden.

Rear Garden

Raised decking area with gazebo over, lawned area. Outside tap.

Description

This attractive four bedroom detached house is situated in a highly sought after cul-de-sac location being within close proximity to Tesco supermarket, town centre and sea front.

The property briefly comprises entrance hall with cloakroom, lounge, separate dining room, kitchen/breakfast room with utility room off. To the first floor there is a landing, four bedroom, en suite shower room and there is a family bathroom.

The property benefits from gas central heating, upvc double glazed windows, double garage and off street parking as well as an enclosed garden to the rear.

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

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane and at the roundabout beside Tesco take the third exit onto Frank Foley Parkway and second right into Ben Travers Way. Proceed down Ben Travers Way and Gielgud Close will be found on the right hand side. Proceed down Gielgud Close where the property will be found at the end of the cul-de-sac directly in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-

- 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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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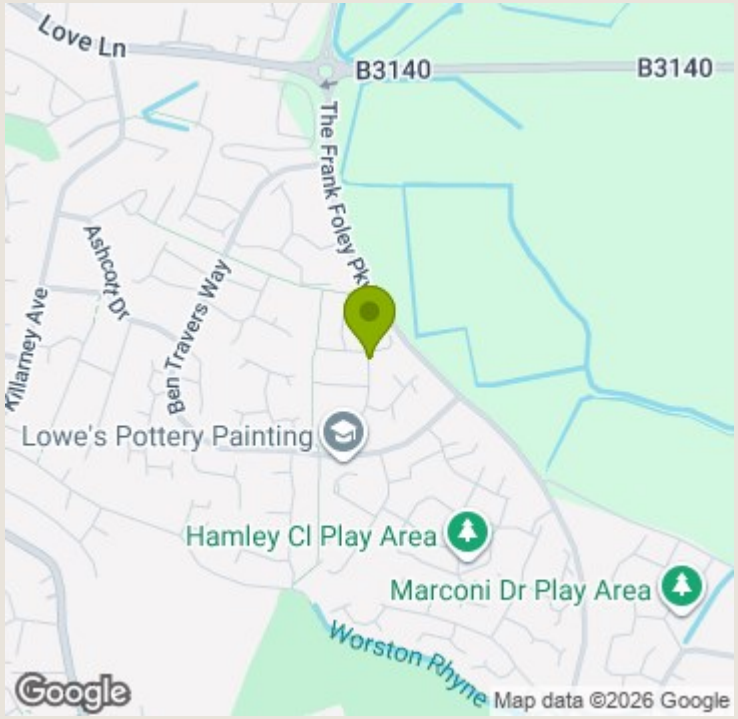

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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