



2 Margaret Crescent

Burnham-On-Sea, TA8 1BX

Price £315,000



PROPERTY DESCRIPTION

An upgraded and improved deceptively sized 2 bedroom semi detached bungalow with a garage and off street parking for numerous vehicles. The property is situated within walking distance to Burnham-On-Sea sea front. Entrance hall, lounge, well appointed kitchen/dining room, two good sized bedrooms, shower room, Upvc double glazed windows, gas central heating, garage and off street parking.

*Entrance hall *Lounge *Kitchen/dining room *Wet room *2 Bedrooms *Off street parking *Garage *Enclosed rear garden *Brick stores *Storage shed

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(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)

Recessed porch leads to a Upvc double glazed obscured door to the:

Entrance Hallway

Storage cupboards and access to a part boarded roof space with ladder and lights.

Lounge

13'7" x 11'6" (extending to 15'6") (4.15 x 3.51 (extending to 4.73))

Upvc bay window, feature gas fireplace with surround.

Kitchen/dining room

18'3" x 12'5" (5.58 x 3.80)

Comprehensively fitted with a range of wall and floor units to incorporate 1 1/2 drain board and sink unit, automatic washing machine and dishwasher, space for a fridge/freezer and range style cooker with extractor hood over, Upvc double glazed windows to either side and Upvc double glazed french doors opening to the rear garden

Bedroom 1

10'8" x 10'6" (3.27 x 3.21)

Upvc double glazed window to the rear

Bedroom 2

11'6" x 7'7" (3.52 x 2.32)

Dual aspect Upvc double glazed windows, one facing forward and one to the side with an aspect towards Burnham-On-Sea sea front. Cupboard housing the gas combination boiler supplying domestic hot water and radiators.

Wet room

7'1" x 4'10" (2.17 x 1.49)

Shower area, wall hung wash hand basin, close coupled 'wet and dry' W/C, towel rail, extractor fan and Upvc double glazed obscured window to the side.

Outside

To the side and front of the property is a boundary wall that opens to a block paved driveway that extends to the front and side of the property to offer off street parking for numerous vehicles, this leads to the garage with two wooden doors, light and power and a Upvc double glazed door to the rear garden. The side gate gives access to the enclosed rear garden with two brick stores and a storage shed.

Description

This semi detached bungalow is situated within walking distance from Burnham-On-Sea sea front and has been upgraded and improved to offer well planned and well appointed living accommodation. The property briefly comprises of an entrance hall, lounge with bay window to the front, beautifully appointed kitchen/dining room with french doors into the rear garden. The property has two bedrooms, the first with an aspect over the rear garden and the second with dual aspect windows with one window with an aspect towards Burnham-On-Sea sea front. The property has a recently installed wet room, Upvc double glazing, gas central heating, modern boiler, block paved driveway for off street parking and a garage. The property is in excellent order throughout and an early application to view is strongly recommended by the vendors selling agents.

PROPERTY DESCRIPTION

Directions

From the esplanade continue in a southerly direction passing B&M car park on the left hand side, taking the 2nd left into Margaret Crescent where the bungalow can be found immediately on the right hand side.

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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

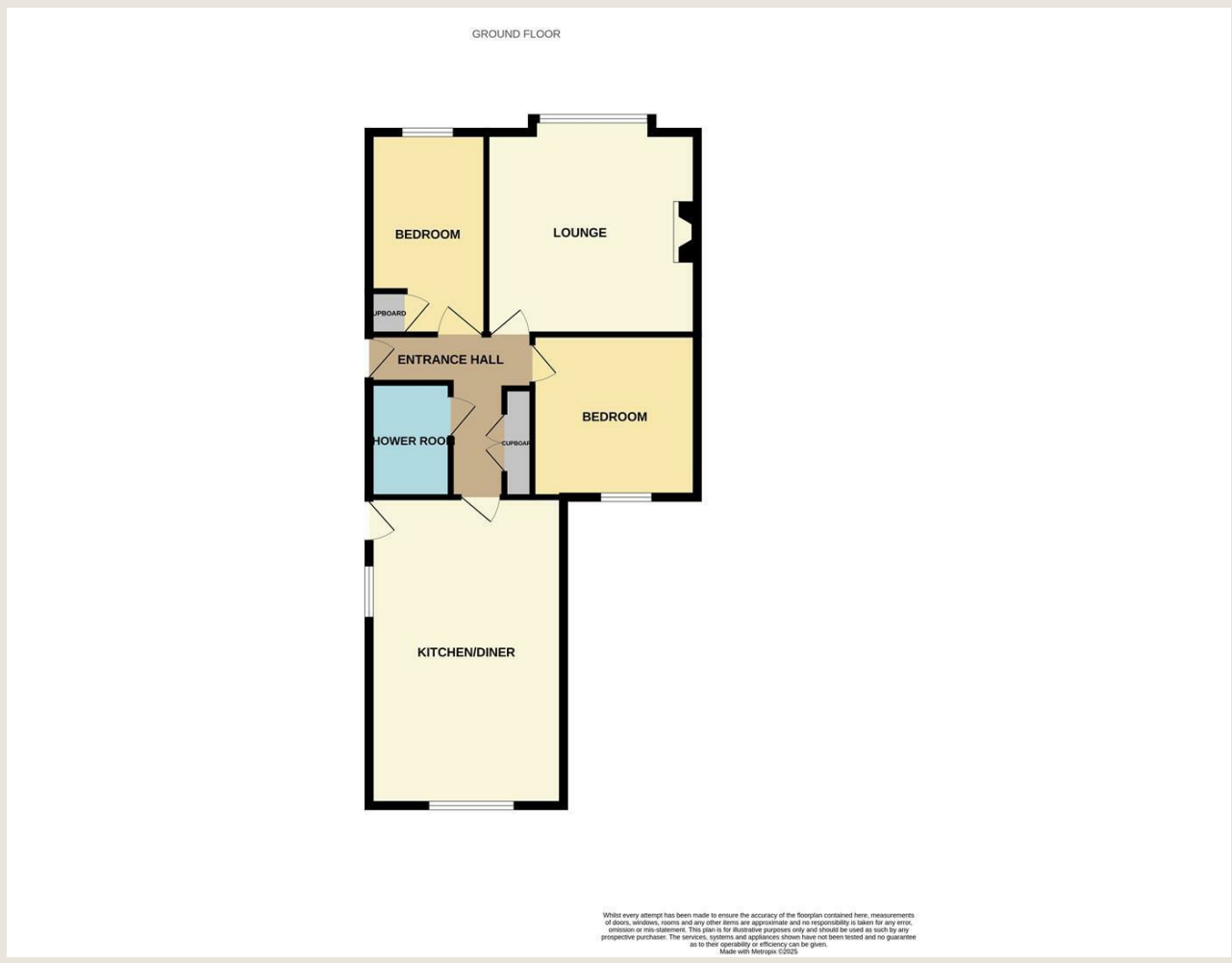
Flood Information:

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

