

Marine Drive

Burnham-On-Sea, TA8 1QJ

Price £200,000

Tamlyns

PROPERTY DESCRIPTION

This fully refurbished 2 bedroom house is situated on the esplanade end of the road and briefly comprises of an entrance hall, lounge, kitchen/breakfast room, 2 bedrooms and bathroom. The property benefits from having gas central heating, Upvc double glazed windows, designated off street parking and offered with no onward chain making an early inspection is essential.

Local Authority

Somerset Council Tax Band: B

EPC Rating: C

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

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Accommodation
All sizes are approximate.

Entrance Porch
Front door into entrance porch with storage cupboard, radiator, and further door into :-

Lounge
12'11" x 11'3" (3.94 x 3.43)
Double glazed window to the front, radiator, stairs to first floor, door to :-

Kitchen / Breakfast
12'11" x 6'1" (3.96 x 1.86)
Newly fitted kitchen with wall and base units with rolltop work surface over, induction hob, oven with extractor hood, space and plumbing for washing machine, space for fridge / freezer, double glazed window to the front.

First floor

First Floor Floor landing
Doors to :-

Bedroom 1
3.07 x 2.90
Double glazed to front, radiator, built in wardrobe with loft access (where new boiler is situated).

Bedroom 2
7'5" x 6'5" (2.28 x 1.97)
Double glazed window to the front, radiator.

Shower Room
6'1" x 5'4" (1.87 x 1.65)
Newly fitted with walk in shower, low level w/c, wash hand basin with vanity unit under, heated towel rail and extractor fan.

Outside

Garden
Enclosed garden mainly laid to chippings with patio area, access to rear leading to off street parking.

Off Street Parking
To the rear of the property there are 2 off street parking spaces.

Material Information...
Additional information not previously mentioned
• Mains electric, gas and water.
• Water metered.
• Gas Central Heating.
• Mains Sewage.
• No Flooding.
• 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

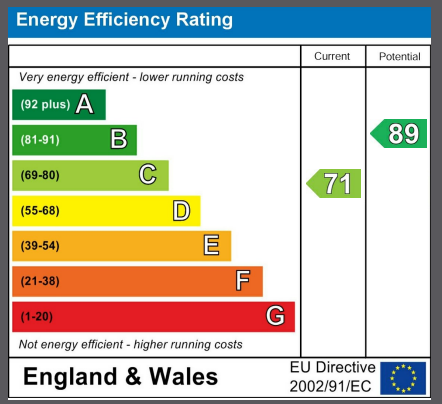
Flood Information:
flood-map-for-planning.service.gov.uk/location

Council Tax Band B

PLAN







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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman