



41 Ashcott Drive

Burnham-On-Sea, TA8 1HT

Price £265,000



PROPERTY DESCRIPTION

An attractive three bedroom semi detached bungalow situated in a highly sought after cul-de-sac location in close proximity to Burnham-on-Sea town centre and sea front.

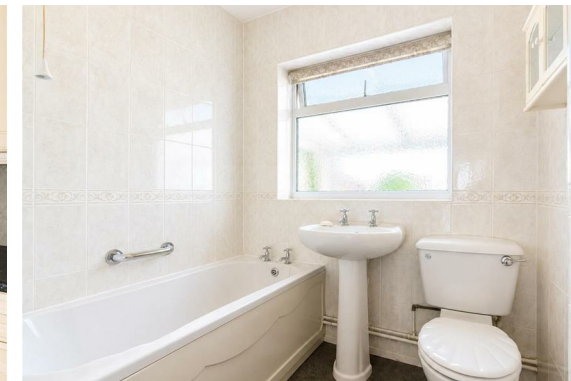
- *Entrance porch *Entrance hall *Lounge/Diner *Kitchen *Three bedrooms
- *Bathroom *Rear porch *Gas central heating with modern combination boiler
- *Upgraded electrical consumer unit *Off street parking *Garage *Upvc double glazing
- *Attractive enclosed garden to rear *Must be seen

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(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)

Two Upvc double glazed obscured doors to:

Entrance Porch

Tiled flooring and further door to:

Entrance Hall

Loft access and cupboard housing upgraded electrical consumer unit

Lounge/Diner

16'1" x 10'11" (4.92 x 3.35)

Feature fire surround with electric fire, Upvc double glazed window to front

Kitchen

9'9" x 8'4" (2.99 x 2.55)

Fitted with a range of wall and floor units to incorporate a single sink drainer unit, electric cooker point, extractor hood over, space and plumbing for automatic washing machine, wall mounted combination boiler supplying domestic hot water and radiators, Upvc double glazed window to rear and Upvc double glazed door to outside

Bedroom 1

9'9" x 9'8" (2.99 x 2.95)

Built in storage cupboard and Upvc double glazed window to front

Bedroom 2/Sitting Room

10'1" x 8'5" (3.09 x 2.59)

Wooden window to rear, part glazed door to:

Garden Room/Rear Porch

6'11" x 5'4" (2.11 x 1.63)

Part block/part Upvc double glazed construction with Upvc double glazed door to outside

Bedroom 3

9'9" x 7'8" (2.99 x 2.35)

Upvc double glazed window to side

Family Bathroom

6'0"4" x 5'1" (1.84 x 1.57)

Comprising of a panelled bath with shower over, close coupled w/c, pedestal wash hand basin, tiled walls and Upvc double glazed obscured window to rear

Outside

To the front of the property is a boundary wall, driveway that offers off street parking for two/three vehicles which leads to the GARAGE. The front garden is laid for ease of maintenance.

The side gate gives access to the rear garden which is enclosed and has a good size lawn area and decking areas. Attached to the rear of the property is a storm canopy with tiled floor

Garage

19'7" x 7'8" (5.99 x 2.34)

Windows to side and rear, power and personal access door to the rear garden

PROPERTY DESCRIPTION

Description

This attractive semi detached bungalow is situated in a popular cul-de-sac location and benefits from having gas central heating with a modern combination boiler and an upgraded electrical consumer unit. The property briefly comprises of an entrance porch, entrance hall, lounge/diner, kitchen and three bedrooms (one is currently being used as an additional sitting room with rear porch off). The property further benefits from having a good size driveway, garage and enclosed rear garden.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed along Rosewood Avenue turning left into Rosewood Drive. Proceed down Rosewood Drive, turning right into Ashcott Drive and proceed down Ashcott Drive the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

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

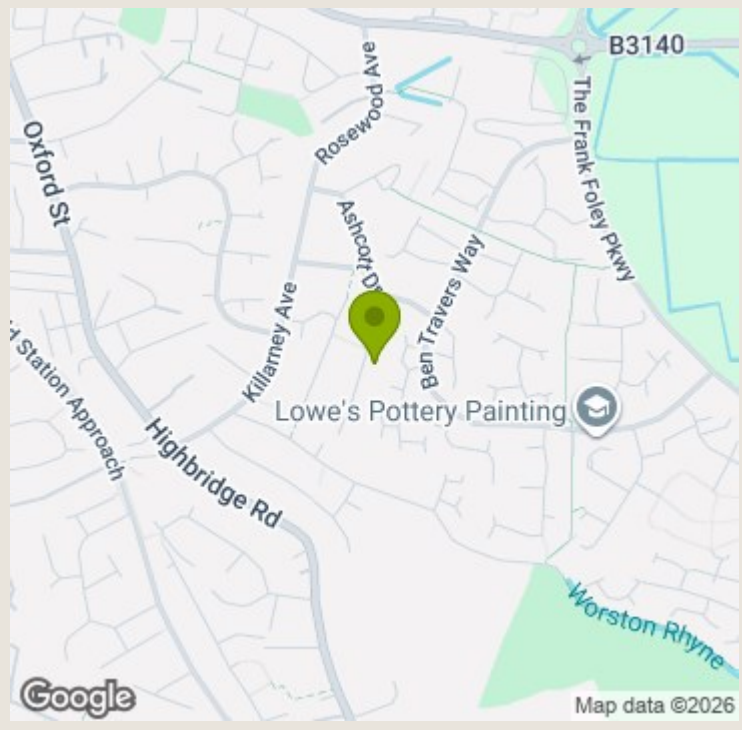
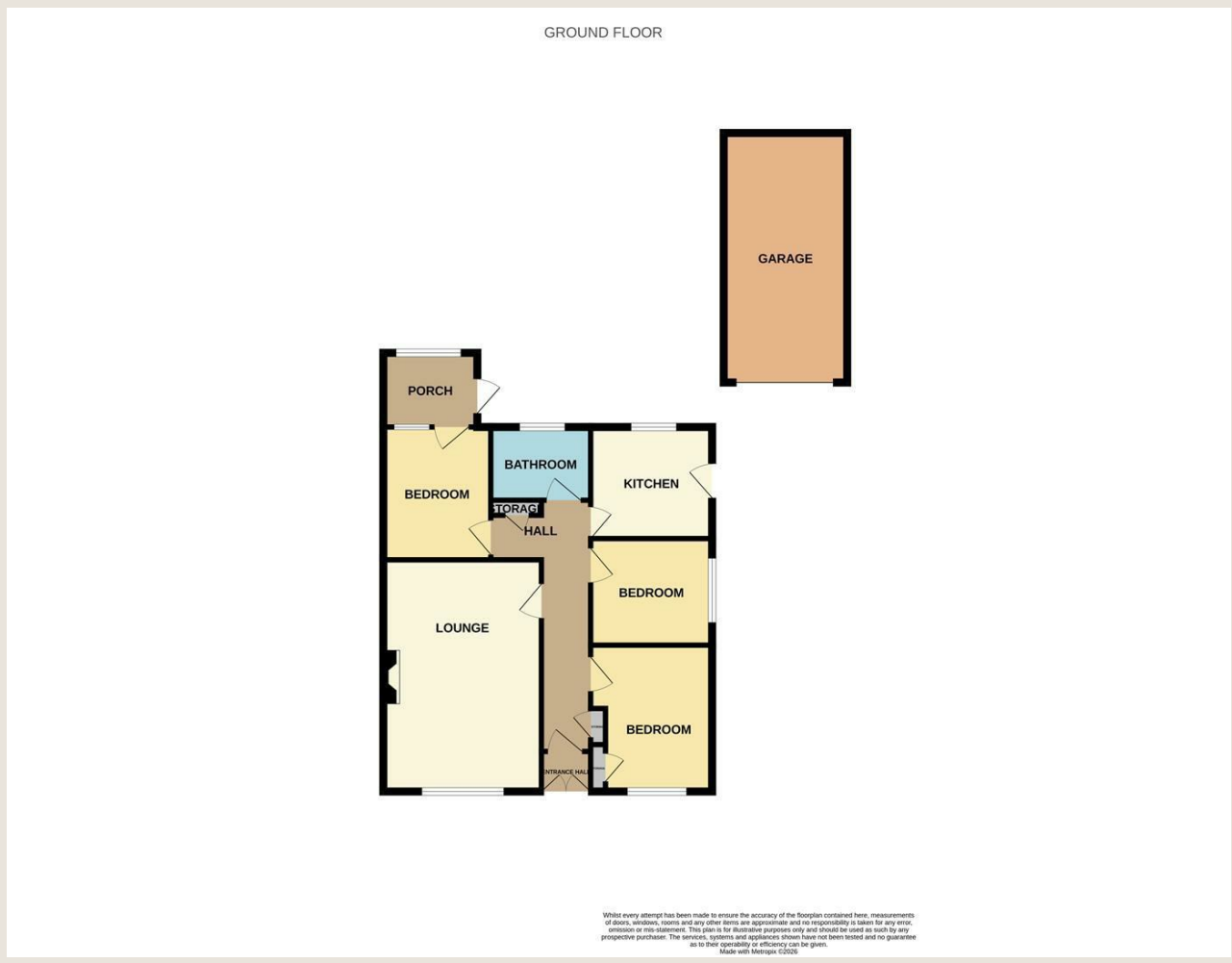
Flood Information:

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

