



17 Nightingale Close

Burnham-On-Sea, TA8 2QJ

Price £345,000



# PROPERTY DESCRIPTION

A modern, four bedroom detached house, occupying a cul de sac location and situated in a highly sought after residential area to the north of Burnham on Sea town centre

Entrance hall\* Lounge\* Kitchen/diner\* Inner porch with cloakroom off\* Ground floor bedroom (currently in use as a study)\* Four first floor bedrooms\* Family bathroom\* Parking for 2/3 cars\* Low maintenance, enclosed rear garden\* Insulated workshop with lighting and power\* Gas central heating\* Recently installed double glazing.

## Local Authority

Somerset Council Council Tax Band: D

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 | 55                      | 79        |
| (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)

Double glazed entrance door with glazed panels to the:

### Entrance Hall

Door to the:

### Study/Guest Bedroom

11'7" x 6'9" maximum (3.54 x 2.08 maximum)

With double glazed window to the front, fitted double wardrobe with sliding doors and understair storage recess.

### Lounge

13'3" x 12'4" (4.05 x 3.76)

Double glazed window to the front, radiator, door to the stairs and folding door to the:

### Kitchen/Dining Room

17'2" x 9'10" (5.25 x 3.02)

With double glazed window overlooking the rear garden and double glazed sliding doors to the rear garden. Fitted with a range of cream coloured base units and drawers with contrasting worktops over and space under for dishwasher and washing machine. Wall mounted cupboards, electric hob with extractor hood over and electric oven under.

Space for dining table and chairs, tiled floor and opening to the:

### Inner Hall

With double glazed half glazed door to the side access and door to the:

### Cloakroom

6'2" x 2'5" (1.90 x 0.76)

With low level w.c. and wall mounted wash hand basin. Heated towel rail and tiled floor. Obscure double glazed window.

### First Floor Landing

Access to loft. Airing cupboard with combination gas fired boiler and slatted shelving.

### Bedroom 1

11'10" x 10'4" (3.63 x 3.17)

With radiator, double glazed window overlooking the front, built in double wardrobe with mirror fronted sliding doors.

### Bedroom 2

8'7" x 9'7" (2.62 x 2.93)

With radiator and double glazed window overlooking the rear. Built in double wardrobe with mirror fronted sliding doors.

### Bedroom 3

9'2" x 6'9" (2.80 x 2.08)

Double glazed window to the front and radiator.

### Bedroom 4

6'7" x 5'10" (2.03 x 1.80)

With radiator and double glazed window overlooking the rear.

### Bathroom

9'3" x 4'5" (2.83 x 1.35)

Comprising panelled bath with wall mounted Mira shower over, vanity wash hand basin with cupboard under, tiled floor, low level w.c., heated towel rail and obscure double glazed window.

### Outside

To the front of the property there is a brick pavier driveway providing parking and a further gravelled area. Outside electric point.

Pathway leads to the rear garden via a wooden gate.

### Rear Garden

Laid for ease of maintenance with gravel and patio area being enclosed by fencing.

# PROPERTY DESCRIPTION

Storage area, outside power point.

## Workshop

14'10" x 7'4" (4.53 x 2.24)

With lighting and power and three windows.

## Description

This modern, detached, family home is situated in a highly sought after residential area just over a mile north of Burnham on Sea town centre with beach beyond.

Situated in a corner location with open aspect down Nightingale Close to the front, the property offers accommodation which is presented over two floors and briefly comprises: Entrance hall with bedroom/study off (being the former garage) with fitted double wardrobe, lounge, kitchen diner to the rear with a rear porch and cloakroom off.

To the first floor there are four further bedrooms and a family bathroom.

Benefitting from gas fired central heating and recently installed double glazing (2023), an internal inspection is essential.

The front of the property has been laid to brick pavier and provides parking. A side gate gives access to the low maintenance, enclosed rear garden where there is the addition of good-size workshop which we are informed is insulated and has power and light.

## Directions

From the Esso Garage at the top of Love Lane, proceed in a northerly direction onto Berrow Road. Upon reaching the inland lighthouse, turn right into Stoddens Road and first left into Brambles Road. Take the first right into Finches Way and first right into Nightingale Close. Continue into Nightingale Close bearing left where the property can be found ahead of you.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

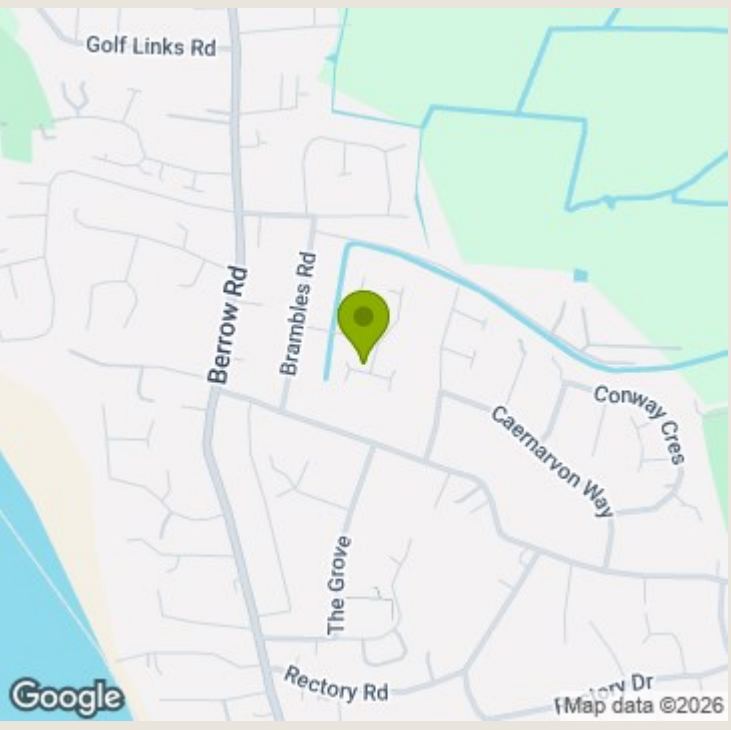
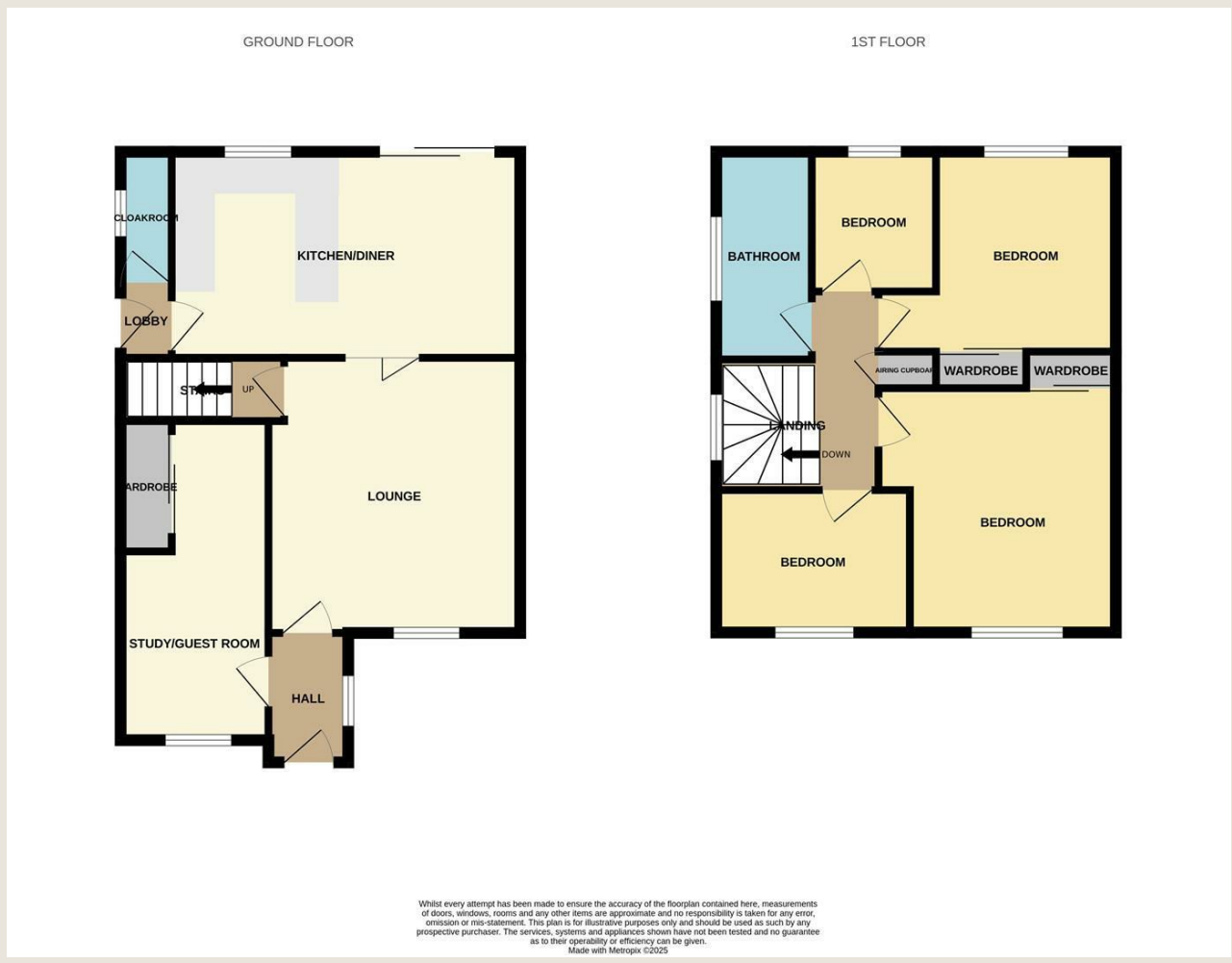
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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](mailto:sales@berrymansproperties.net)

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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.
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