



27 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £375,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An extended, upgraded and improved 3 bedroom detached house situated in a highly sought after residential location to the North of Burnham-On-Sea. Must be seen to be fully appreciated.

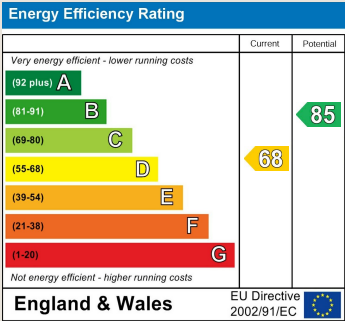
- *Entrance hall
- *Cloakroom
- *Lounge with wood burner
- *Open plan kitchen/dining/sitting room
- *Conservatory
- *3 first floor bedrooms
- *Family bathroom
- *Upvc double glazed windows
- *Gas central heating
- *Garage
- *Off street parking
- *Attractive gardens to front and rear
- *Immaculately presented
- *Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Composite door with obscured double glazed panels opening to:

Entrance hall

Stairs rising to the first floor. Cloakroom comprising of close coupled w/c with concealed cistern, vanity wash hand basin with cupboards below and Upvc double glazed obscured window to the front

Lounge

13'6" x 11'6" (4.12 x 3.52)

Feature corner wood burner, Upvc double glazed window to the front and two feature glazed doors opening to:

Open plan kitchen/sitting/dining room

26'7" x 9'6" extending to 11'2" (8.12 x 2.92 extending to 3.42)

Kitchen area

Fitted with an attractive range of wall and floor units with feature under unit lighting, integrated oven, microwave and dishwasher, plumbing for automatic washing machine, feature work surfaces with recessed stainless steel sink. Space for an American style fridge/freezer, under stair storage cupboard, integral door to small storage area with a further door to the garage. Two Upvc double glazed windows to the rear area for dining table and seating with a wide opening to:

Conservatory

9'0" x 9'2" (2.75 x 2.81)

With a year round roof with two double glazed velux windows, part brick

part Upvc double glazed construction. Upvc double glazed door opening to the rear garden.

First floor landing

Upvc double glazed window to the side with aspect over fields towards Brent Knoll, loft access and airing cupboard

Bedroom 1

14'4" x 9'7" (4.38 x 2.94)

Built in treble wardrobes and vanity table. Upvc double glazed window to the front

Bedroom 2

9'7" x 9'0" (2.94 x 2.75)

Upvc double glazed window to the rear with field views to the side

Bedroom 3

8'1" x 7'9" (2.47 x 2.37)

An over stair storage cupboard. Upvc double glazed window to the front

Family bathroom

7'7" x 5'4" (2.32 x 1.63)

Fitted with an attractive suite comprising of a P-shaped bath with rain head and handheld shower over, vanity wash hand basin with cupboards below, closed coupled w/c with concealed system, stainless steal heated towel rail, extractor fan and Upvc double glazed obscured windows to the side and rear

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden made principally to lawn, bushes and shrubs. On the right hand side of the property is a block pavia driveway offering off street parking, leading to a garage with up and over door, power and light. A side access gate leads to the rear of the property where there is an attractive, enclosed rear garden with patio area adjacent to the back of the property and also to the rear right hand hand corner. The garden enjoys good privacy and is a particular feature of the property making a full inspection of the property essential.

Description

This attractive detached house has been substantially upgraded and improved to offer well planned and beautifully appointed living accommodation and must be seen to be fully appreciated. The property briefly comprises of a good sized entrance hall with an upgraded cloakroom, lounge with wood burner, stunning open plan kitchen/dining/sitting room with conservatory off with 'year round roof'. To the first floor there is a landing with window to side with field views and an aspect towards Brent Knoll, 3 bedrooms and an upgraded bathroom. The property benefits from having gas central heating, Upvc double lazed window, garage, off street parking and attractive gardens to both front and rear. An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along

Berrow Road passing the inland lighthouse on the left hand side and continue on looking for a right turn into Shelley Drive. Once in Shelley Drive bear left into Coleridge Gardens and proceed down bearing a sharp right where the property can be found on the right hand side.

Material information

Additional information not previously mentioned

- 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

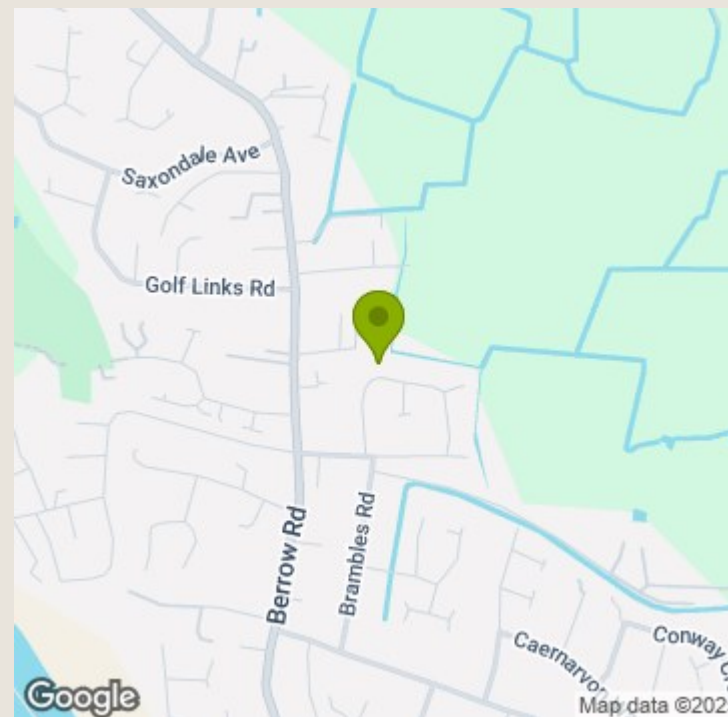
Flood Information:

flood-map-for-planning.service.gov.uk/location









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. Berryman's Estate Agents may make the following referrals and in exchange receive an introduction fee:
Allotsons 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

