



18 Hudson Street

Burnham-On-Sea, TA8 1PR

Price £205,000



PROPERTY DESCRIPTION

Attractive "quirky" two bedroom terraced house situated in a sought after cul-de-sac location within a short walk of Burnham-on-Sea town centre and sea front.

Must be seen to be fully appreciated.

Entrance porch* entrance hall* lounge/dining room* large kitchen/breakfast room with bi-fold doors opening to the rear garden* first floor landing* two double bedrooms* large bathroom with both bath and shower* gas central heating* upvc double glazing* enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Accommodation (Measurements are approximate)

Part glazed door to the:

Entrance Porch

Part glazed door to the:

Entrance Hall

Stairs rising to the first floor landing, understair storage cupboard.

Lounge/Dining Room

Lounge Area

14'0" maximum x 11'1" (4.27 maximum x 3.38)

Upvc double glazed bay window to the front, ornate wood burner (ornamental use only), parquet flooring.

Dining Area

11'1" x 8'11" (3.40 x 2.74)

Parquet flooring and upvc double glazed window to the rear.

Kitchen/Breakfast Room

21'9" x 9'2" (6.64 x 2.81)

Fitted with a range of wall and floor units, plumbing for washing machine and dishwasher, space for Range style cooker, Belfast sink with freestanding tap, tiled floor, upvc double glazed window to the side and bi-fold doors opening to the rear garden. Part glazed door to outside.

First Floor Landing

Access to roof space, high level window to the rear.

Bedroom 1

14'6" x 11'6" (4.44 x 3.51)

Upvc double glazed window to the front.

Bedroom 2

11'0" x 8'11" (3.37 x 2.74)

Upvc double glazed window to the rear.

Bathroom

9'9" x 9'3" (2.98 x 2.84)

Comprising slipper style bath with freestanding taps, large walk in shower with rain head and hand held shower, feature wooden wash hand basin with freestanding tap, close coupled w.c., exposed wooden floor and cupboard housing the gas combination boiler supplying domestic hot water and radiators. Storage recess and upvc double glazed window to the rear.

Outside

To the front of the property is a gate giving access to the pathway leading to the front door with a garden area laid for ease of maintenance.

Rear Garden

Attractive landscaped garden with areas of decorative stone, raised flower borders and integrated seating.

An early inspection is recommended by the vendors selling agents.

Description

The property is situated in a sought after cul-de-sac location being within

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a short walk of Burnham-on-Sea High Street and sea front.

The property comprises entrance porch, entrance hall, lounge/dining room, good size kitchen/breakfast room with bi-fold doors opening to the courtyard style garden. To the first floor there are two double bedrooms, a landing and a large bathroom with bath and separate shower.

The property benefits from gas central heating, upvc double glazing and to quote our vendor is "quirky" making a full inspection essential to fully appreciate the thought, time and energy that has gone into creating a comfortable family home.

Directions

Proceed along the High Street to the junction with Abingdon Street taking a left into Abingdon Street and then third left into Hudson Street. Proceed down Hudson Street where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-Ordered

- 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

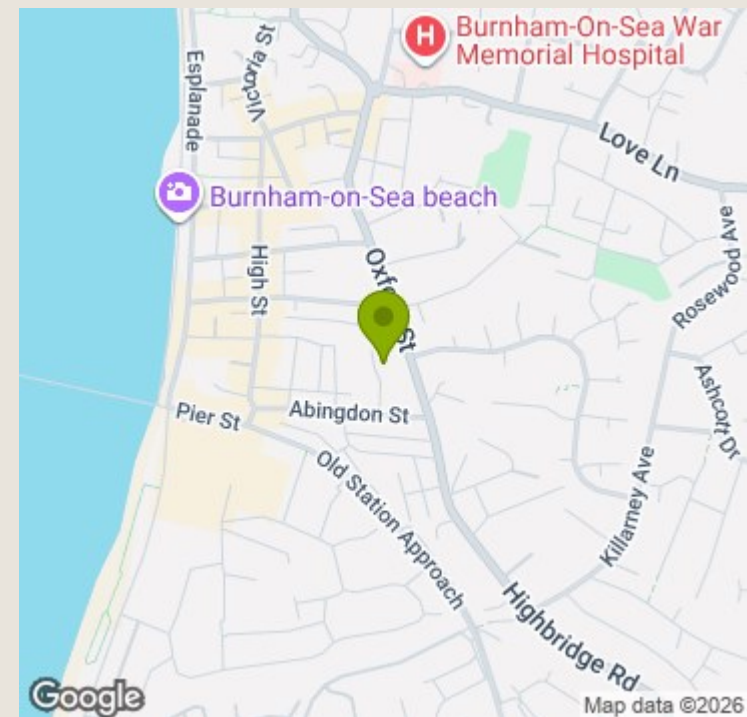
Flood Information:

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. 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

