



11 Marwood Close

Burnham-On-Sea, TA8 2ED

Offers In Excess Of £425,000



PROPERTY DESCRIPTION

An exceptional, substantially upgraded, improved and extended detached house set in a good size, mature corner plot with a large garage/workshop (with potential) that must be seen to be fully appreciated.

- *Entrance hall with reading recess area
- *Large lounge with dining room off
- *Beautifully appointed kitchen/breakfast room with utility room and cloakroom off
- *First floor landing
- *Three good size bedrooms
- *Large family bathroom with luxury bath and shower
- *Upvc double glazed windows
- *Gas central heating
- *Large garage/workshop
- *Off street parking
- *Good size enclosed corner garden
- *A rare opportunity
- *Must be seen

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	95
(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	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with obscured double glazed inserts to:

Entrance Hall

With stairs rising to the first floor, storage cupboard with Upvc double glazed window to side, reading recess/nook with Upvc double glazed window to side.

Lounge

23'11" x 11'10" (7.30 x 3.61)

Feature stone fire surround with gas fire, Upvc double glazed window to front, feature bi-fold doors opening to:

Dining Room

12'9" x 9'4" (3.91 x 2.86)

Double glazed patio doors to the rear garden.

Kitchen/Breakfast Room

16'8" x 8'8" (5.09 x 2.66)

Fitted with an extensive range of wall and floor units with solid oak wood block work surfaces over, oak block breakfast bar, single drainer ceramic sink, integrated eye level oven and microwave, electric hob with extractor hood over, integrated dishwasher, space for an American style fridge/freezer, Upvc double glazed window to rear, door to:

Utility Room

10'2" x 6'3" (3.12 x 1.93)

Fitted with a matching range of wall and floor units with wood block work surfaces, single sink/drain unit, cupboard housing gas combination boiler supplying domestic hot water and radiators, Upvc double glazed window to side, Upvc double glazed door to outside.

Cloakroom

Comprising of a close coupled w/c with concealed cistern, vanity hand wash basin with cupboards below, Upvc double glazed obscured window to front.

First Floor Landing

Upvc double glazed window to side.

Bedroom 1

17'3" x 11'1" narrowing to 9'4" (5.28 x 3.40 narrowing to 2.87)

Fitted with an extensive range of Sharp built in wardrobes, drawers and bed side cabinets, Upvc double glazed window to rear.

Bedroom 2

11'6" x 7'10" + door recess (3.53 x 2.41 + door recess)

Two double built in Sharp wardrobes with additional shelving to side, access to the roof space with ladder

Bedroom 3 (L shaped)

9'11" narrowing to 6'6" x 9'1" narrowing to 6'0" (3.03 narrowing to 2.00 x 2.77 narrowing to 1.83)

Large built in shelved Sharp cupboards

Family Bathroom

12'5" x 8'1" narrowing to 6'9" (3.81 x 2.47 narrowing to 2.07)

Beautifully fitted with a feature free standing bath with stand alone side taps, large low level access shower cubicle with rain head and handheld shower, close coupled w/c with concealed cistern, pedestal wash hand basin with free standing sink with stand alone taps and cupboards below, heated towel rail, part under floor heating, Upvc double glazed window to rear

Outside

To the front of the property is a block pavia driveway offering off street parking with an open plan garden laid with decorative stone. The driveway leads to the detached GARAGE/WORKSHOP.

PROPERTY DESCRIPTION

The side gate gives access to the rear corner gardens which are enclosed and two thirds walled, large lawn area, raised vegetable beds and borders containing numerous shrubs, bushes and trees. Attached to the rear of the property is an attractive covered seating area with patio below. The gardens are a particular feature of the property that makes a full inspection essential.

Garage/Workshop

36'5" x 15'7" (11.11 x 4.76)

With remote control roller door, Upvc double glazed window to side, Two Upvc double glazed French doors with matching side panels opening to the rear garden, light and power. (The garage offers great potential for the creation of an annex accommodation should it be required and subject to any necessary consent).

Description

We are delighted to be able to offer this rare opportunity to purchase this substantially upgraded, improved and extended detached house set in a good sized, mature corner plot that benefits from having a large detached garage/workshop which measures approximately 11.18m x 4.76m and offers great potential to create an annex should it be required subject to any necessary consents. The property has been upgraded and finished to exacting standards making a full inspection essential. Opportunities of this type rarely become available for sale, making an early application to view be strongly recommended by the vendors selling agent.

Directions

Proceed along the Berrow Road for approximately 1 mile, turning right into Stoddens Road. Proceed down Stoddens Road towards the BASC Ground, turning right into Stoneleigh Close. Proceed down Stoneleigh Close bearing to the right towards the end of the cul-de-sac into Westmere Crescent. Proceed down Westmere Crescent turning left into Marwood Close, proceed down Marwood Close where the property can be found at the end of the cul-de-sac on the right hand side.

Agents Note

The property benefits from having owned solar panels

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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:

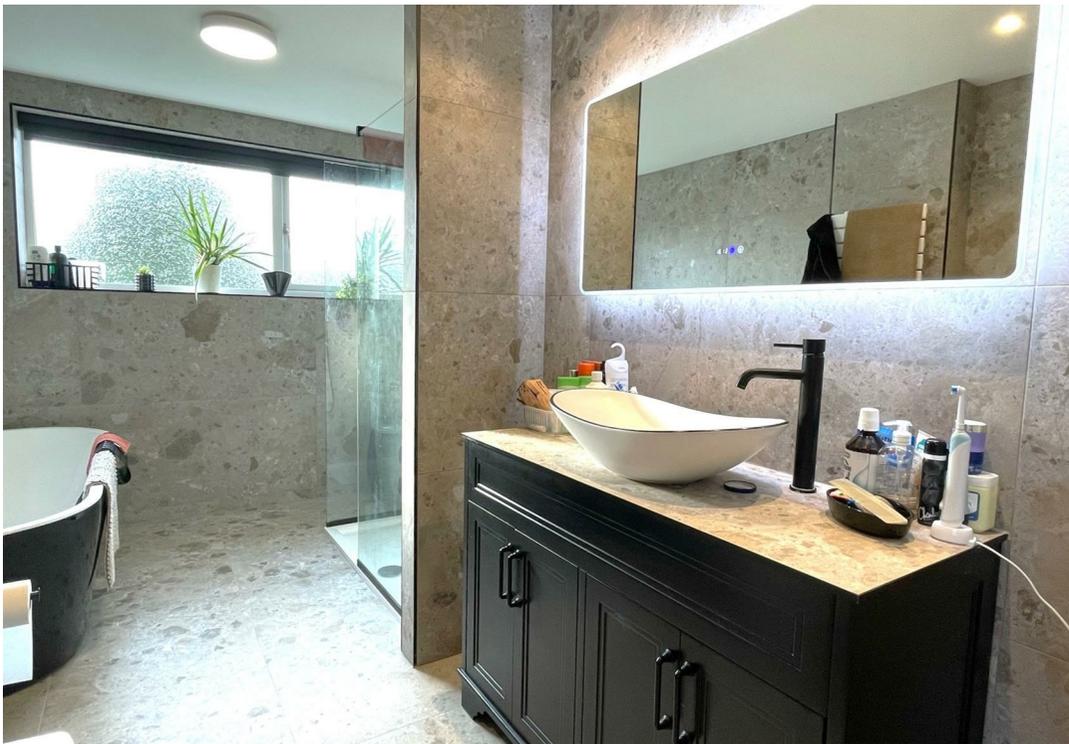
checker.ofcom.org.uk/en-gb/mobile-coverage

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

