



22 Atyeo Close

Burnham-On-Sea, TA8 2EJ

Price £240,000



PROPERTY DESCRIPTION

A two bedroom link-detached bungalow, situated in a cul de sac location in a highly sought after residential area requiring improvement and refurbishment.

Entrance porch* Entrance hall* Lounge* Breakfast kitchen* Lean-to conservatory*
Two bedrooms* Shower room* Front and rear gardens* Driveway and garage* Gas central heating* Double glazing*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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)

Half glazed, double glazed entrance door to:

Entrance porch

Upvc double glazed windows to both sides. Upvc double glazed entrance door with Leaded light glass panel to:

Entrance hall

With radiator, access to roof space, cupboard containing the Ideal gas fired combination boiler and further storage cupboard with shelving. Door to:

Lounge

14'11" x 10'9" (4.55 x 3.29)

With Radiator and sliding patio doors to the conservatory and door to:

Kitchen/Breakfast room

12'11" x 9'2" (3.96 x 2.81)

Fitted with a range of base units and drawers with worktop surfaces over, matching wall mounted cupboards, single drainer stainless steel sink unit, space for fridge/freezer, space for washing machine and space for cooker. Tiled splash-back, radiator, breakfast bar island unit, double glazed window overlooking the rear garden. Half glazed door to:

Conservatory

9'10" x 6'0" (3.01 x 1.85)

Double glazed windows and double glazed door to the rear garden

Hallway

Door from the entrance hall to:

Bedroom

9'4" maximum x 7'7" (2.87 maximum x 2.33)

Double built in wardrobe with sliding door, radiator, double glazed window overlooking the front garden

Bedroom

9'7" x 9'2" (2.94 x 2.81)

With radiator, double glazed window overlooking the side, built in double wardrobe with sliding doors

Shower room

7'6" x 4'8" (2.31 x 1.43)

Fitted with a walk in shower enclosure with wall mounted shower, low level w/c with concealed cistern, vanity hand wash basin set into worktop with cupboard below, wall mounted ladder style towel rail, obscured double glazed window

Outside

To the front of the property there is an area of open plan garden laid mainly to lawn, driveway to the side provides parking and gives access to the:

Garage

16'10" x 8'6" (5.15 x 2.60)

Electric roller garage door, light and double glazed door to the:

PROPERTY DESCRIPTION

Rear garden

34'1" x 25'0" (10.40 x 7.64)

With an area of patio and separate gravel area. Timber fencing surrounding the border with access to the front via side passage

Description

An opportunity to purchase a two bedroom, link-detached bungalow, situated in a cul de sac location of similar properties in a sought after, North Burnham area.

The property requires refurbishment and improvement throughout but, offers great potential to create a lovely home.

The accommodation briefly comprises: Double glazed entrance porch, entrance hall with cupboard containing the combination gas fired boiler, the lounge has sliding patio doors to a lean-to conservatory opening to the rear garden and the breakfast kitchen is of a good-size.

The two bedrooms both offer built in double wardrobes and there is a level access shower room.

Externally, the gardens to the front are open plan, the driveway to the side provides parking and leads to the single garage with roller door. The rear gardens again offer potential to be creative and offer a good degree of privacy.

Directions

From the Esso garage at the top of Love Lane, proceed in a northerly

direction onto Manor Road into Berrow Road. Take the second turning right into Rectory Road and second right into Rectory Drive. Continue to the end of Rectory Drive where it meets Stoneleigh Close. Turn right and immediately left into Creswick Way and take the first turning right into Atyeo Close. Continue down the cul de sac and bear left where number 22 can be round 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

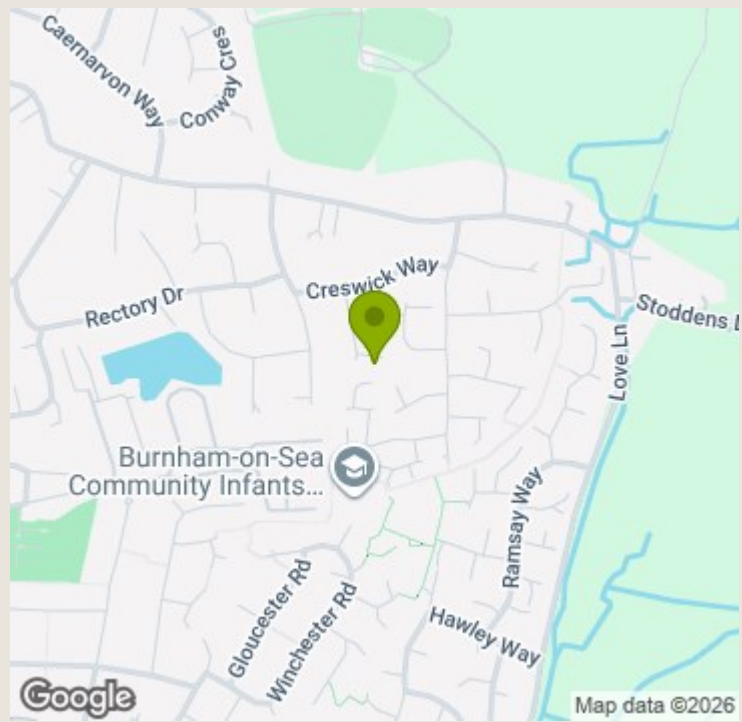
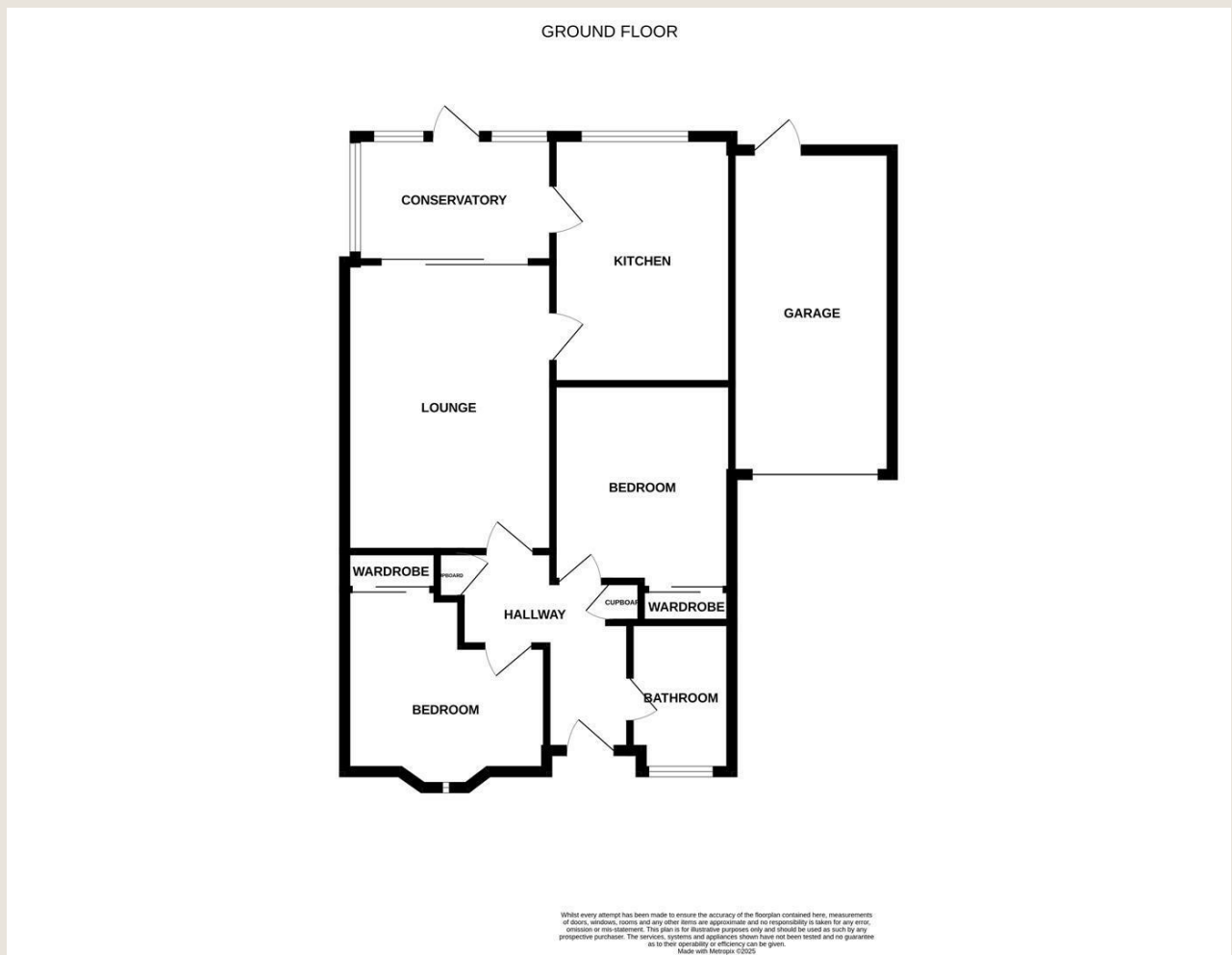
Flood Information:

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

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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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 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

