



10 Hillsborough Gardens

Burnham-On-Sea, TA8 2DH

Price £260,000



PROPERTY DESCRIPTION

An attractive semi detached 3 bedroom chalet style house situated in a highly sought after cul-de-sac location, offered with the benefit of no onward chain.

- *Entrance porch
- *Entrance hall
- *Lounge
- *Kitchen
- *2 ground floor bedrooms
- *Wet-room
- *First floor landing
- *Large first floor bedroom
- *Upvc double glazed windows
- *Gas central heating
- *Off street parking
- *Attractive enclosed garden to the rear
- *Must be seen

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		63	74
(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)

Upvc double glazed obscured door to:

Entrance porch

Further glazed door to:

Entrance hall

Stairs rising to the first floor

Lounge

16'1" x 11'5" (4.91 x 3.50)

Feature fire surround and double glazed patio door to the rear garden

Kitchen

9'11" x 8'4" (3.04 x 2.55)

Fitted with a range of wall and floor units to incorporate integrated oven, hob and extractor fan, 1 1/2 bowl drainer sink unit, wall mounted gas boiler supplying domestic hot water and radiators and space for fridge. Upvc double glazed window to rear and Upvc double glazed stable door opening to the side.

Bedroom

11'5" x 10'11" (3.50 x 3.33)

Built in double wardrobe and Upvc double glazed window to front

Bedroom

8'4" x 7'1" (2.56 x 2.17)

Upvc double glazed window to front

Wet-room

7'11" x 5'0" (2.43 x 1.54)

Comprising of a shower area with seat, wall hung wash hand basin, close coupled w/c, extractor fan and Upvc double glazed obscured window to side

Outside

To the front of the property is an open plan garden laid principally to lawn with bushes and shrubs. To the left hand side of the property there is a driveway offering off street parking. A side gate that gives access to the rear garden which is enclosed with patio area, good sized lawn area and two garden sheds. The garden enjoys a good deal of privacy and is a particular feature of this attractive property making a full inspection essential.

Description

This attractive semi detached chalet style house offers highly flexible living accommodation and briefly comprises of an entrance porch, entrance hall, good sized lounge, kitchen, two ground floor bedrooms and wet-room. To the first floor there is a large master bedroom which potentially could be divided to create two bedrooms (should it be required). The property benefits from having Upvc double glazed windows, gas central heating, off street parking with potential for the erection of a garage (should it be required), an attractive enclosed garden to the rear which enjoys a great deal of privacy. Offered with the benefit of no onward chain an early application to view is strongly recommended by the vendors selling agent.

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Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along the Berrow Road past the inland lighthouse on the left hand side, take the right turn into Stoddens Road and then the second left into Balmoral Drive. Proceed down Balmoral Drive where Hillsborough Gardens will be found on the right hand side, proceed into the cul-de-sac where the property can be found at the end of the cul-de-sac in front of you.

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

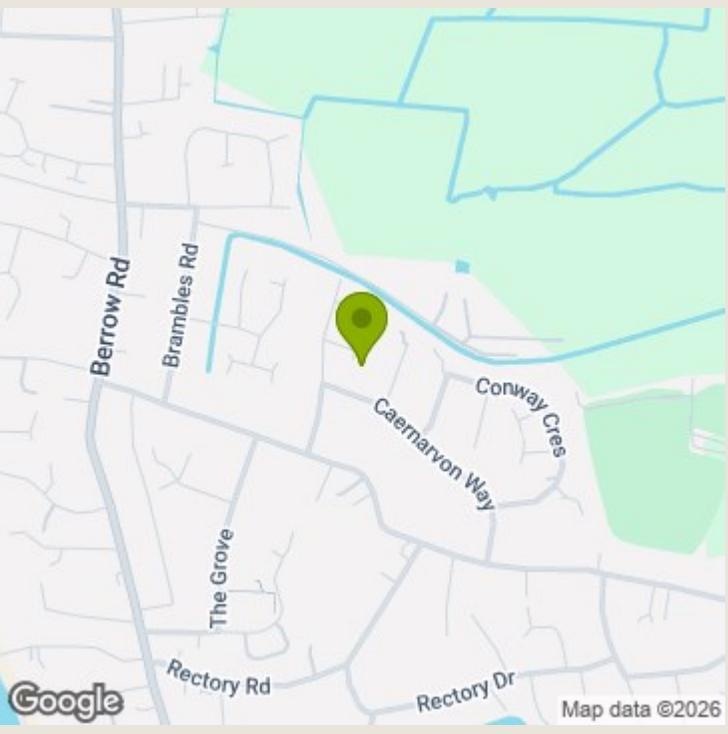
Flood Information:

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

