4 Atyeo Close

Burnham-On-Sea, TA8 2EJ

Offers Over £275,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a two bedroom semi detached bungalow set in a prime plot in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

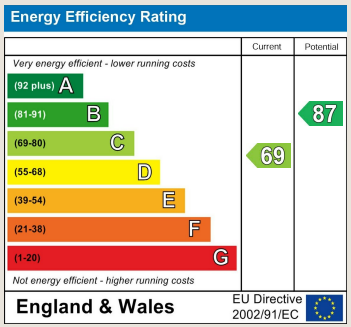
Entrance porch* entrance hall* living room with conservatory off* well appointed kitchen* two double bedrooms* bathroom* side porch/utility area* garage* off street parking* sunny aspect enclosed garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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Accommodation (Measurements are approximate)

Upvc double glazed door with matching side panel to the:

Entrance Porch

Further obscure glazed door to the:

Entrance Hall

Access to roof space. Cupboard housing the gas boiler and water tank.

Living Room

15'8" x 11'3" (4.8 x 3.43)

Upvc double glazed patio door opening to the:

Conservatory

12'9" x 7'4" (3.91 x 2.24)

Part brick and part upvc double glazed construction with upvc double glazed sliding patio door opening to the rear garden.

Kitchen

10'7" x 9'6" (3.25 x 2.90)

Fitted with an attractive range of wall and floor units to incorporate high level oven, gas hob with extractor hood over, integrated fridge/freezer, plumbing for dishwasher, drainer sink unit, upvc double glazed window to the front. Door to:

Side Lobby/Potential Utility Area

18'11" x 11'3" (5.79 x 3.45)

L shaped with wooden door opening to the porch area with upvc double glazed door to the front. Upvc double glazed door to the rear with side panel offering great potential for the creation of a utility area should it be required.

Bedroom 1

11'10" x 11'3" (3.61 x 3.43)

Upvc double glazed window to the rear.

Bedroom 2

11'6" x 7'8" (3.53 x 2.36)

Upvc double glazed window to the front.

Bathroom

Comprising panelled bath with shower over and screen, pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden laid principally to lawn.

To the left hand side of the property is a driveway offering off street parking and leading to the:

Garage

With up and over door. Light and power.

Rear Garden

To the rear of the property is an attractive enclosed garden area with patio

PROPERTY DESCRIPTION

and lawn.

The garden enjoys a sunny aspect and a good degree of privacy.

Description

The property is situated in a popular cul-de-sac location to the north of Burnham-on-Sea. The property has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance porch, entrance hall, lounge with good size conservatory off as well as a well appointed kitchen, two double bedrooms and a bathroom.

The property also benefits from having a side porch/potential utility area, garage, off street parking and sunny aspect garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea town centre proceed in a northerly direction along Berrow Road before turning into Stoddens Road. Proceed for approximately half a mile turning right into Stoneleigh Close. Take the next left into Creswick Way and then right into Atyeo Close. Proceed down Atyeo Close where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-C

- 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:

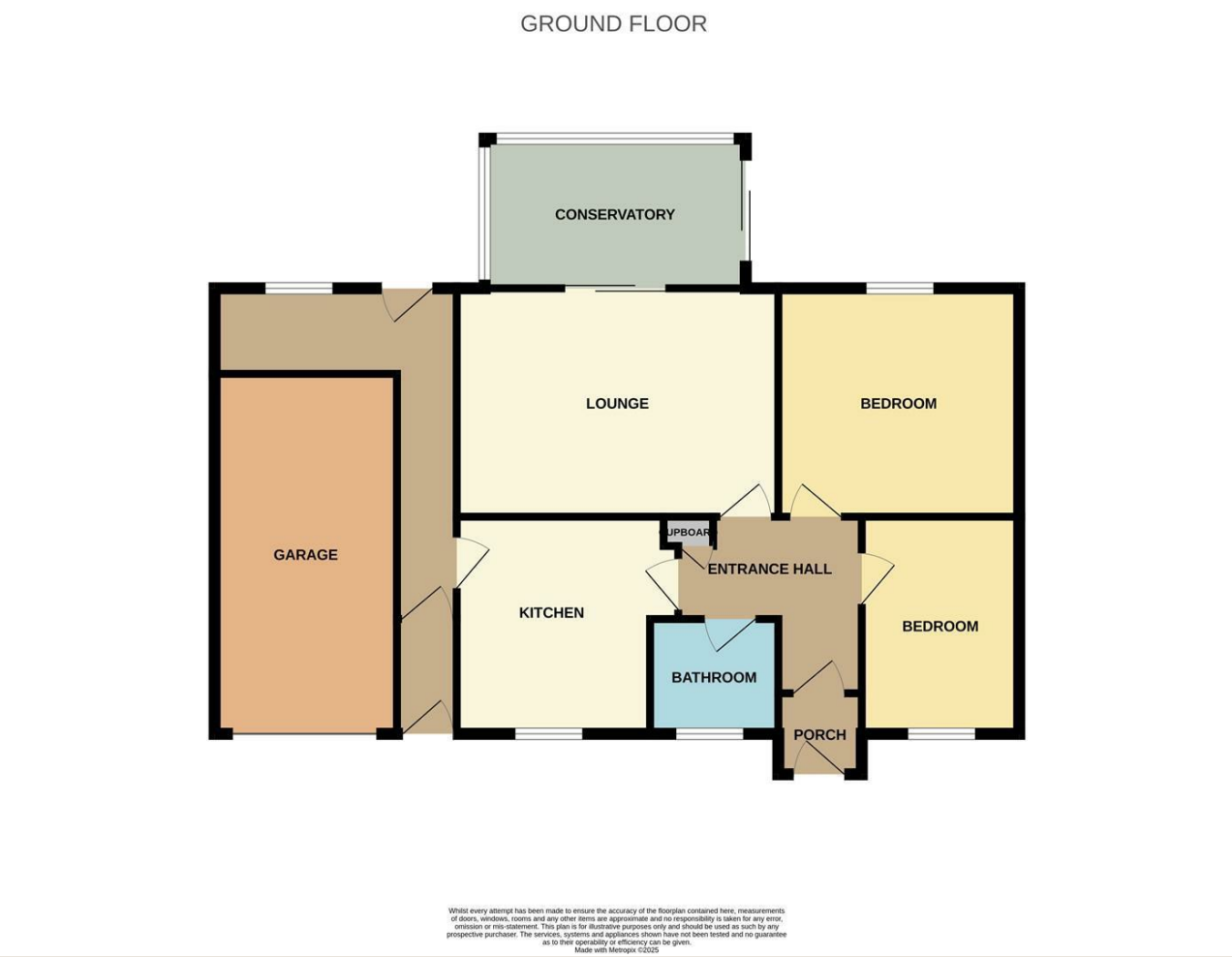
checker.ofcom.org.uk/en-gb/mobile-coverage

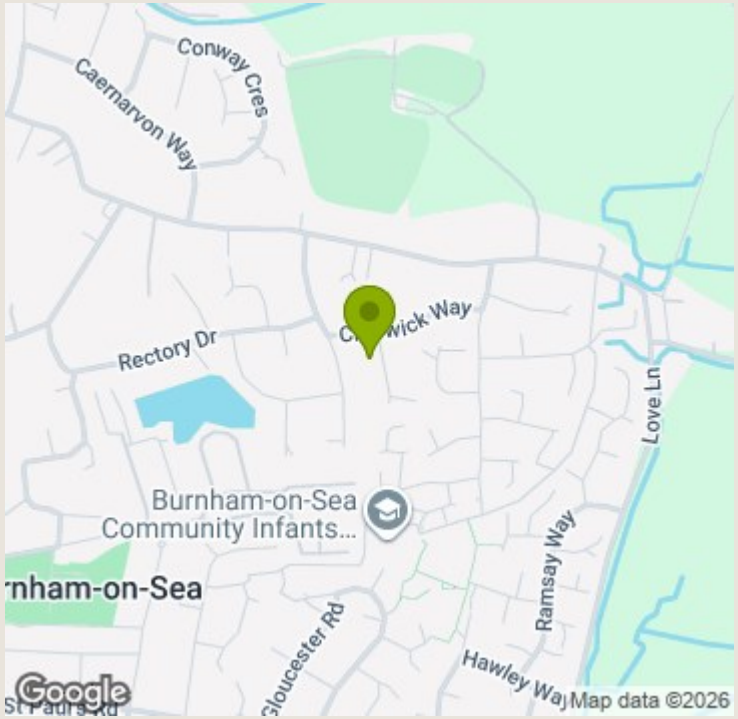
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

SHAMPOO
CONDITIONER
SHOWER GEL





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

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The Property Ombudsman