



4 Cadbury Close

Burnham-On-Sea, TA8 2UL

Price £265,000



# PROPERTY DESCRIPTION

An opportunity to purchase an attractive two bedroom link detached house situated in a sought after cul-de-sac location to the north of Burnham-on-Sea.

Entrance hall\* lounge/diner\* conservatory\* kitchen\* two double bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* attractive sunny aspect garden to the rear. Must be seen.



## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 76        |
| (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)

Upvc double glazed obscured door with matching side panel to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge/Diner

14'4" x 13'5" narrowing to 10'4" (4.38 x 4.11 narrowing to 3.15)

Upvc double glazed window to the rear, television point and double glazed sliding patio door to the:

### Conservatory

9'1" x 8'1" (2.78 x 2.47)

Part brick and part upvc double glazed construction with upvc double glazed French doors opening to the rear garden.

### Kitchen

8'3" x 7'6" (2.53 x 2.31)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, wall mounted boiler supplying domestic hot water and radiators.

Plumbing for automatic washing machine, space for fridge, upvc double glazed window to the front.

### First Floor Landing

Access to roof space. Airing cupboard.

### Bedroom 1

10'9" plus recess x 8'2" (3.29 plus recess x 2.49)

Upvc double glazed window to the front. Mirror fronted wardrobes.

### Bedroom 2

10'5" x 8'2" (3.19 x 2.49)

Upvc double glazed window to the rear.

### Bathroom

7'6" x 5'2" (2.29 x 1.59)

Comprising panelled bath with shower over over, close coupled w.c., pedestal wash hand basin, extractor fan and upvc double glazed obscure window to the rear.

### Outside

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

Driveway offering off street parking leading to the:

### Garage

18'4" x 8'9" (5.60 x 2.67)

With up and over door, light and power. Eaves storage. Upvc double glazed obscured door opening to the rear garden.

### Rear Garden

Side gate gives access to the part walled rear garden laid principally to lawn with attractive coloured resin patio area.

The garden enjoys a sunny aspect and is a particular feature of this attractive property making a full inspection essential.

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## Description

This attractive link detached house is situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea and briefly comprises entrance hall, good size lounge/diner with conservatory off, kitchen, first floor landing, two double bedrooms and bathroom.

The property benefits from gas central heating, upvc double glazed windows, garage, off street parking and attractive enclosed sunny aspect garden to the rear.

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

## Directions

From Burnham-on-Sea proceed in a northerly direction along the Berrow Road for approximately one quarter of a mile taking a right into Rectory Road. Proceed to the end of Rectory Road taking a right turn into Stoddens Road and first left into Caernarvon Way. Take the next right into Conway Crescent and second left into Cadbury Close and the property will be found on the left 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

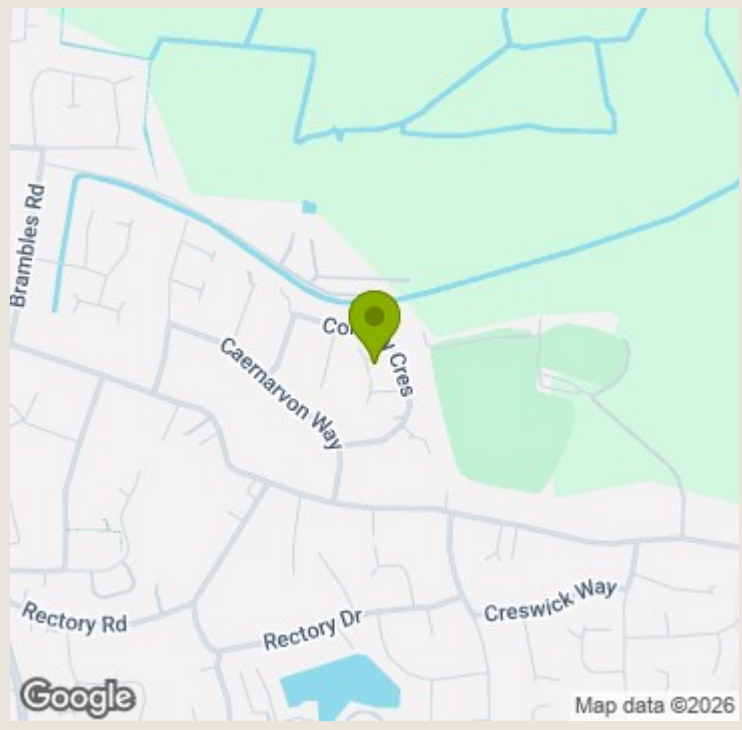
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

