The Old Pumping Station Worston Lane

Burnham-On-Sea, TA8 1LZ

Price £235,000

BERRYMAN'S

PROPERTY DESCRIPTION

Recently modernised and presented in excellent turn-key condition, this property offers a fantastic opportunity for a first-time buyer or investors. The home benefits from having an attractive open-plan living space, a part-integrated kitchen, an enclosed rear garden, and the added flexibility of ground-floor living if required.

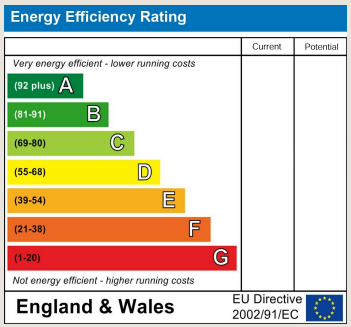
*Recently modernised *Extended *Entrance hall *Lounge/kitchen/dining room *Two bedrooms *En-suite shower room *Shower room *Enclosed rear garden *Upvc double glazed windows *Gas heating *Turn-key condition *Must be seen

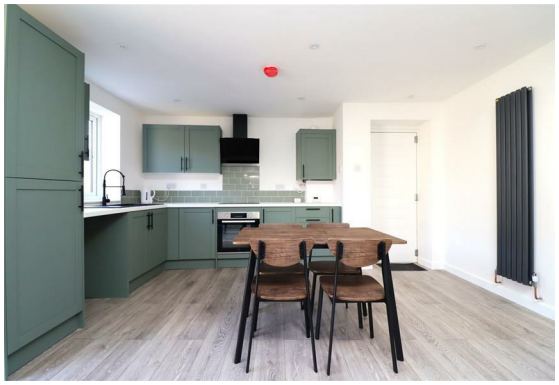
Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating:





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Accommodation (measurements are approximate)

Upvc door entering to:

Lounge/kitchen/dining room

18'9" maximum x 15'4" maximum (5.72 maximum x 4.68 maximum)

Large room with Double glazed skylight, Upvc double glazed window and Upvc double glazed French doors to the rear garden

Kitchen/dining area

10'5" x 15'4" (3.18 x 4.68)

Newly fitted kitchen comprising of a range of wall and floor units to incorporate an integrated fridge/freezer, single oven, electric hob and extractor fan. Sink drainer unit, space for automatic washing machine, cupboard housing the gas boiler supplying domestic hot water and radiators, hard flooring and Upvc double glazed window to rear

Lounge area

Hard flooring, space for furnishings and Upvc double glazed French doors to the rear garden

First floor bedroom

12'10" x 11'5" (3.93 x 3.48)

Generously sized bedroom with double glazed Velux window, space for storage and doorway to:

En-suite

5'11" x 5'8" (1.82 x 1.75)

Newly fitted white suite comprising of a corner shower cubicle, close coupled w/c, wash hand basin with storage under and tiled splashback. Double glazed Velux window.

Ground floor bedroom

12'7" x 8'0" (3.84 x 2.46)

Generously sized bedroom with space for storage and Upvc double glazed window to side

Ground floor shower room

5'8" x 4'9" (1.75 x 1.45)

Newly fitted shower room with corner shower cubicle, close coupled w/c, wash hand basin with storage under and tiled splashback. Upvc double glazed obscured window to front

Outside

To the front of the property is a gravelled area suitable for off street parking for a small vehicle and bin storage.

To the rear of the property is an enclosed garden laid to lawn with a patio area off the French doors making an ideal seating area. The property also benefits from having gated side access.

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of ground-floor living if required.
The accommodation comprises a spacious lounge/kitchen/dining room, creating an ideal social and entertaining space, two bedrooms including a ground-floor bedroom, master en-suite, and a ground-floor shower room. To the rear, there is a private enclosed garden, providing a pleasant outdoor space.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing the Catholic Church on the right hand side. Before the Lighthouse Inn on the right hand side take a left into Killarney Avenue. Take the next right into Worston Lane and proceed down Worston Lane, following round to the right and then turning right at the garages, where the property can be found straight ahead. You can also find the property by taking the first right after turning into Killarney Avenue, proceeding down the lane past the garages, where the property can be found on the left hand side.

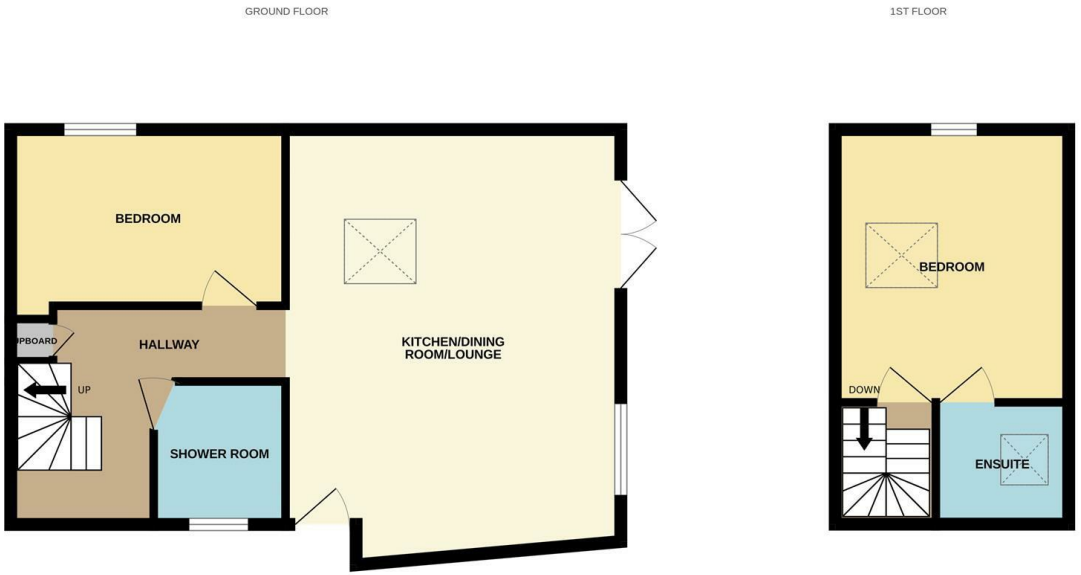
Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council tax band - A
- EPC band - TBC

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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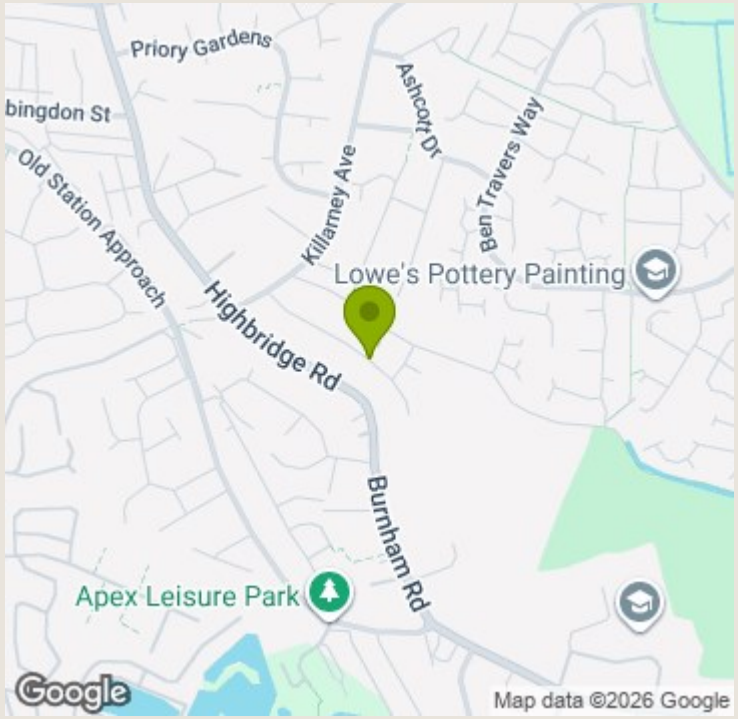

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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