



11 Friars Way

Burnham-On-Sea, TA8 1RD

Price £385,000



PROPERTY DESCRIPTION

A four bedroom, detached, family home, situated in a highly sought-after residential area within walking distance of Burnham on Sea town centre and sea front.

Entrance hall* Cloakroom* Lounge with bay window* Separate dining room* Fitted kitchen with built in oven, hob, dishwasher and fridge* Utility room* Conservatory* Useful study (created from a garage conversion)* Four bedrooms (master en suite)* Family bathroom* Driveway providing parking* Low maintenance front gardens* Enclosed rear gardens* Summer house* Gas central heating* Double glazing.

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open fronted storm porch with balustrade and double glazed entrance door with ornate glazed panels to the:

Entrance Hall

Radiator, stairs to the first floor, understair storage cupboard. Hard flooring.

Cloakroom

5'11" x 2'2" (1.81 x 0.68)

With white suite comprising low level w.c. with concealed cistern, vanity wash hand basin with cupboards and drawers below, ladder style towel rail, tiled splashbacks, high level obscure glazed double glazed window.

Lounge

13'0" into bay x 13'6" (3.97 into bay x 4.14)

Fireplace with tiled hearth, double glazed bay window overlooking the front, two double glazed windows to the side and hard flooring. Radiator.

Kitchen

11'6" x 9'1" (3.51 x 2.78)

Fitted with a range of white fronted units including base cupboards and drawers with matching wall mounted cupboards with contrasting worktops. Built in eye level double oven, four ring gas hob, integrated dishwasher, integrated fridge, radiator, one and a quarter bowl sink unit with mixer tap, double glazed window to the rear garden, tiled splashbacks, hard flooring and archway to the:

Utility Room

6'5" x 3'11" (1.98 x 1.20)

With two white base cupboards, built in wine fridge, matching wall mounted cupboards, contrasting worktops and space for washing machine. Wall mounted gas fired boiler, circular stainless steel sink unit with mixer tap and tiled splashback. Hard flooring and half obscure double glazed door to the side.

Dining Room

9'2" x 8'7" (2.80 x 2.62)

Radiator, hard flooring and twin glazed doors and side panels leading to the:

Conservatory

14'4" x 7'5" (4.39 x 2.28)

Constructed with a dwarf wall with French door to the rear garden. Of double glazed construction with hard flooring and door to the garage.

First Floor Landing

With access to the roof space and built in linen cupboard with slatted shelving.

Bedroom 1

11'7" x 11'6" (3.55 x 3.53)

Radiator, hard flooring, two double built in wardrobes, double glazed window overlooking the front and further double glazed window to the side. Door to the:

En Suite

6'5" x 4'3" (1.98 x 1.30)

Fitted with a white suite comprising low level w.c., vanity wash hand basin with cupboards below, corner shower cubicle with wall mounted shower and sliding shower screen. Tiling to ceiling height and hard flooring. Ladder style towel rail and double glazed window.

Bedroom 2

9'6" x 9'3" (2.90 x 2.84)

Radiator, double glazed window overlooking the rear. Double built in wardrobe and hard flooring.

Bedroom 3

9'0" x 7'11" (2.76 x 2.43)

Part restricted head height. Radiator and double glazed window overlooking the rear garden. Access to eaves storage.

Bedroom 4

7'10" x 6'4" (2.40 x 1.94)

Radiator, double glazed window overlooking the front, hard flooring and partially restricted head height.

Family Bathroom

6'5" x 5'1" (1.96 x 1.56)

White suite comprising panelled bath with mixer shower over and glazed screen. Pedestal wash hand basin and low level w.c. Radiator, tiled walls and double glazed obscured window.

Partitioned Garage Area 1

8'6" x 7'10" (2.60 x 2.39)

The garage has been divided into two separate areas and could easily be converted back for parking a car.

Partitioned Garage Area 2

8'6" x 7'10" (2.60 x 2.39)

PROPERTY DESCRIPTION

Outside

The front of the property is laid for ease of maintenance with gravel and double driveway providing parking and access to the rear garden via a side wooden gate.

Rear Garden

Enclosed with timber fencing and comprises two patio areas, gravelled area and artificial lawn. Good size timber summerhouse and raised planters and outside tap.

Further timber garden shed.

Description

This four bedroom, detached house offers the ideal family home and is conveniently located within easy reach of the town centre and sea front.

Presented over two floors, the well-planned accommodation offers a spacious entrance hall with cloakroom, lounge with double glazed bay window overlooking the front, separate dining room with doors to the rear conservatory, fitted kitchen and further utility room and a useful study/games room or home office which is accessed from the conservatory and has an internal door into the remaining part of the garage providing an ideal storage space.

To the first floor there are four bedrooms, the master of which benefits from two double built in wardrobes and a modern, en suite shower room. There is also a family bathroom to the first floor.

The accommodation is enhanced by gas fired central heating and double glazing.

Externally, a driveway to the front provides off street parking, the gardens to the front are laid to gravel for ease of maintenance and the enclosed, rear garden is also low maintenance being laid to areas of patio, gravel and artificial grass. There is useful summer house as well as a further timber garden shed.

An early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, turn left onto Oxford Street and take the third turning left into Priory Gardens. Proceed along Priory Gardens taking the third turning left into Friars Way where number 11 can be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-D

- 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

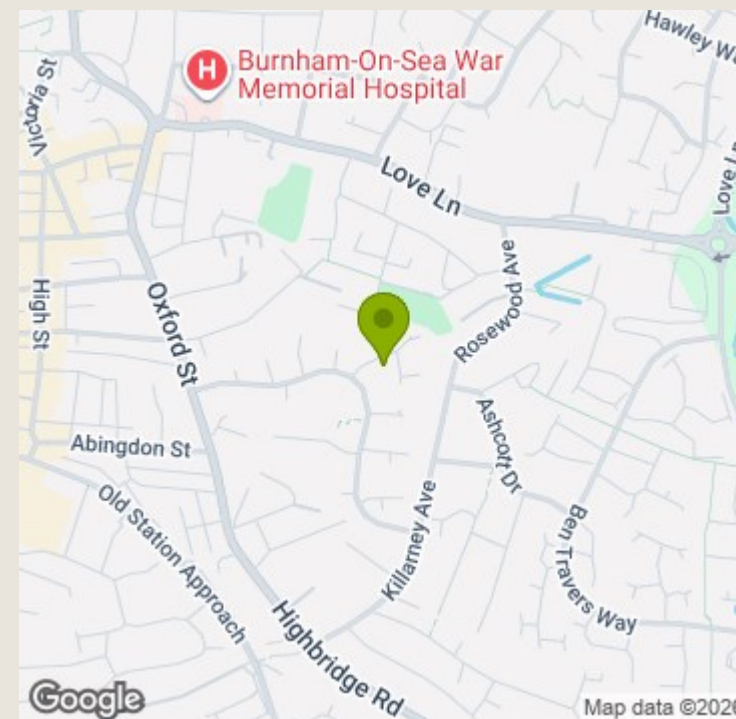
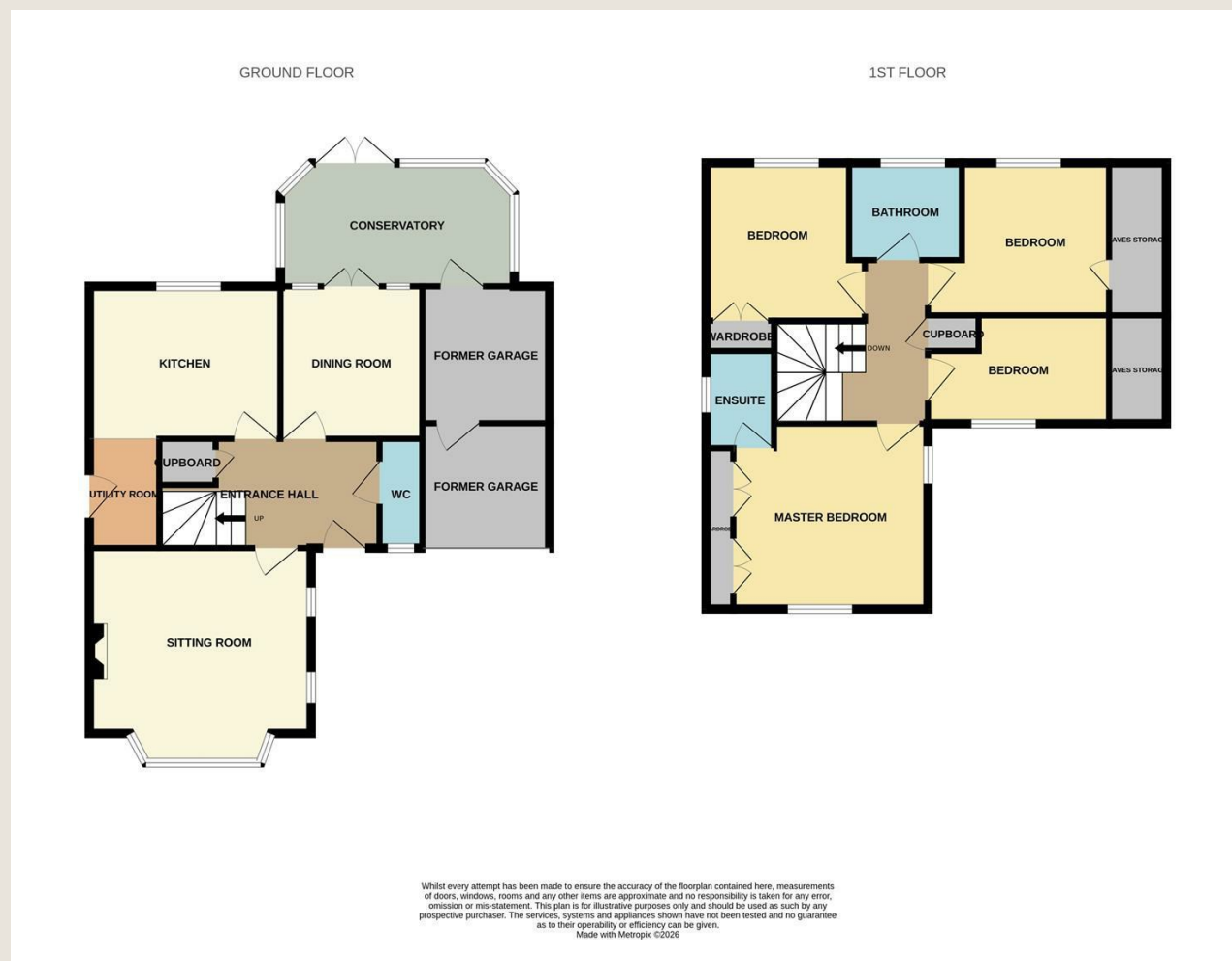
Flood Information:

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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