



28 Parnell Way

Burnham-On-Sea, TA8 2EG

Price £299,950



PROPERTY DESCRIPTION

An extended, three bedroom semi detached bungalow situated in a highly sought after residential location within walking distance of Burnham-on-Sea town centre and sea front.

*Entrance hall *Lounge *Kitchen/breakfast room with sitting room off *Three bedrooms *Bathroom *Separate w/c *Shower room *Double glazed windows *Gas central heating *Garage *Off street parking *Sunny aspect enclosed garden to the rear

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:

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

Entrance hall

Cloaks cupboard and access to roofspace with gas combination boiler supplying domestic hot water and radiators

Lounge

16'3" + upvc double glazed bay window x 11'8" (4.97 + upvc double glazed bay window x 3.56)

Feature fire surround with an electric fire

Kitchen/breakfast room

11'5" x 9'6" (3.49 x 2.91)

Fitted with a range of wall and floor units to incorporate a single sink drainer unit, integrated fridge/freezer, double eye level oven, electric hob and extractor fan, integrated dishwasher, eye level Upvc double glazed window to side. Opening to:

Sitting room

9'2" x 7'10" (2.80 x 2.39)

Upvc double glazed patio doors opening to the rear garden. Door to the:

Side porch

Upvc double glazed door to outside

Shower room

5'0" x 4'8" (1.53 x 1.43)

Shower cubicle, close coupled w/c, corner vanity hand wash basin with cupboards below, Upvc double glazed obscured window to rear

Bedroom

12'10" x 10'8" (3.93 x 3.27)

Upvc double glazed window to front

Bedroom

12'9" x 9'2" (3.91 x 2.80)

Built in double wardrobe and Upvc double glazed window to rear

Bedroom

9'6" x 7'5" (2.92 x 2.28)

Upvc double glazed window to rear

Bathroom

Comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, electric shaver point, and Upvc double glazed obscured window to side

Separate w/c

Comprising of a close coupled w/c, wash hand basin, and Upvc double glazed obscured window to side

Outside

To the front of the property is an open plan garden laid to lawn and a

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driveway to the left hand side offering off street parking for two/three vehicles, which in turn leads to the GARAGE.

To the rear of the property is an enclosed garden which enjoys a sunny aspect and a good degree of privacy with a patio area, lawn area, borders contacting shrubs and bushes, outside tap and outside light.

Garage

16'1" x 8'0" (4.91 x 2.44)

With roller door, part glazed door to the rear garden, light and power

Description

This ever sought after design of three bedroom semi detached bungalow has been extended to the rear and briefly comprises of an entrance hall, lounge, kitchen/breakfast room with sitting room off, three bedrooms, bathroom with separate w/c, and a shower room. The property benefits from having gas central heating, double glazed windows, a garage, off street parking for two/three vehicles and a private enclosed sunny aspect garden to the rear. The property would benefit from some upgrading works and offers a great opportunity for an individual to put their own mark on this attractive home that is located in one of the most sought after locations for bungalows in Burnham-on-Sea.

Directions

From the Esso garage at the top of Love Lane, proceed in a northerly direction onto Manor Road which leads into Berrow Road. Take the second turning right into Rectory Road and first right into Parnell Way. Proceed

along Parnell Way which bears to the left then right and number 28 can be found on the right hand side, almost at the end of the cul de sac

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: C
- EPC rating: 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

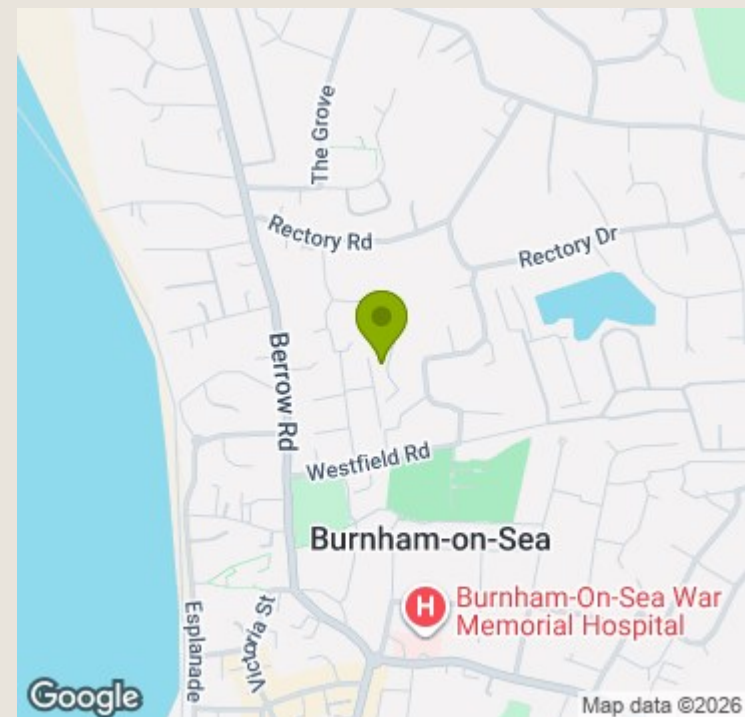
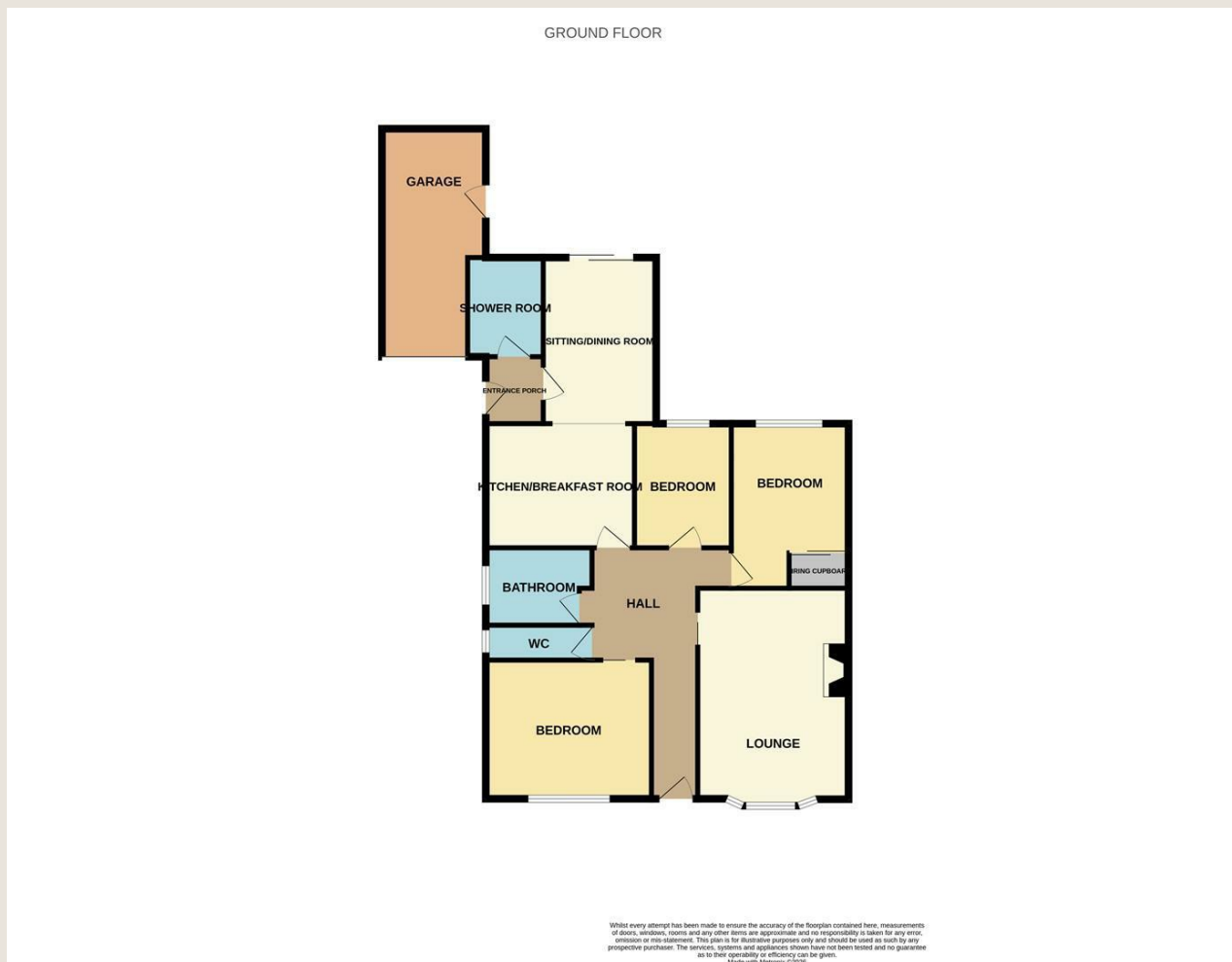
Flood Information:

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









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

