



29 Priestley Way

Burnham-On-Sea, TA8 1QX

Price £389,950



# PROPERTY DESCRIPTION

An opportunity to purchase an attractive four bedroom detached house with a double garage. Situated in a highly sought after residential location and set in a prime plot, the property must be seen to be fully appreciated.

\*Entrance Hall \*Cloakroom \*Lounge \*Dining Room \*Conservatory \*Upgraded Kitchen \*Utility Room \*First Floor Landing \*Four Bedrooms All With Built In Wardrobes \*En-Suite Shower Room \*Upgraded Family Bathroom \*Upvc Double Glazed Windows \*Gas Central Heating \*Double Garage \*Off Street Parking \*Enclosed Sunny Aspect Garden To The Rear \*Must Be Seen

## Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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

Composite double glazed obscured door with matching side panels to:

## Entrance Hall

Dog leg staircase to first floor landing and under stair storage cupboard

## Cloakroom

Comprising of close coupled wc, vanity hand wash basin with cupboards below, Upvc double glazed obscured window to front.

## Lounge

15'7" maximum into bay window x 11'3" (4.75 maximum into bay window x 3.44)

Feature media wall with display recesses and lighting. Opening to:

## Dining Room

10'4" x 9'6" (3.16 x 2.91)

Two Upvc double glazed french doors opening to the CONSERVATORY.

Doorway leading to the KITCHEN.

## Conservatory

11'0" x 9'7" (3.37 x 2.94)

Part brick/part Upvc double glazed construction, tiled floor, and two Upvc double glazed french doors to OUTSIDE.

## Kitchen

11'0" narrowing to 4'5" x 7'3" extending to 12'11" (3.37 narrowing to 1.35 x 2.23 extending to 3.96)

Fitted with an attractive range of wall and floor units to incorporate an integrated eye level oven, hob and extractor fan, single drainer sink unit,

plumbing for automatic dishwasher and Upvc double glazed window to rear.

## Utility Room

6'1" x 5'3" (1.86 x 1.62)

Gas boiler supplying domestic hot water and radiators, plumbing for automatic washing machine, space for fridge freezer, double glazed door to OUTSIDE.

## First Floor Landing

Upvc double glazed obscured window to side, access to roof space and airing cupboard

## Bedroom 1

11'5" x 10'11" plus bay window to front (3.49 x 3.35 plus bay window to front)

Two built in wardrobes, Upvc double glazed window to front.

## En Suite Shower Room

8'6" x 3'4" (2.61 x 1.03)

Comprising of shower cubicle, close coupled wc, vanity wash hand basin with cupboard below, electric shaver point, tiled walls and Upvc double glazed obscured window to side.

## Bedroom 2

11'5" x 10'0" narrowing to 6'11" (3.50 x 3.06 narrowing to 2.13 )

Fitted with built in wardrobe and Upvc double glazed window to rear.

## Bedroom 3

7'5" plus wall length mirror wardrobe x 6'2" (2.28 plus wall length mirror wardrobe x 1.90)

Upvc double glazed window to front.

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## Bedroom 4

7'5" plus full length wardrobes x 6'1" (2.27 plus full length wardrobes x 1.87)

Fitted with built in wardrobe and Upvc double glazed window to front

## Bathroom

6'0" x 5'10" (1.83 x 1.80)

Comprising of an upgraded suite with P-shaped bath with side taps and screen, close coupled wc, vanity hand wash basin with cupboards below, stainless steel towel rail and extractor fan.

## Outside

To the front of the property there is a border with hedging and a driveway offering parking for two vehicles which leads to a DETACHED DOUBLE GARAGE. The side gate gives access to the rear garden which is enclosed and comprising of a patio area and lawn. To the rear of the garden there is a gazebo with a further area of patio. Outside tap and outside light.

## Detached Double Garage

17'1" x 16'0" (5.21 x 4.88)

With two up and over doors, power and lights, electric vehicle charging point.

## Description

This attractive, detached house which offers well planned and well appointed living accommodation that briefly comprises of a good sized entrance hall with cloakroom, lounge with 'media wall', dining room with good size conservatory off and an upgraded kitchen with utility room off. There is a first floor landing, four bedrooms, main bedroom en,suite, and upgraded family bathroom. The property further benefits from having gas central heating with a recently

installed gas boiler, Upvc double glazed windows, double garage, off street parking and a sunny aspect garden to the rear.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and second right into Ben Travers Way. Proceed down Ben Travers Way where Priestley Way will be found on the left hand side. Proceed down Priestley Way and the property will be found towards the end of the road on the left hand side.

## Material Information

Additional information not previously mentioned

- 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:

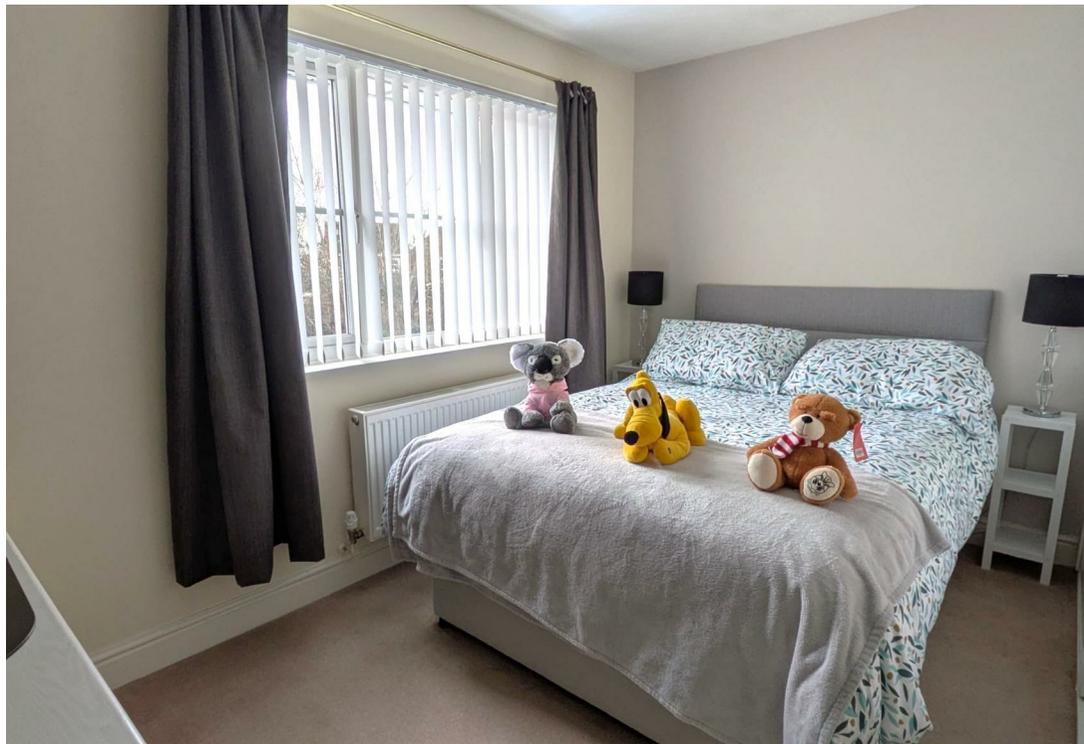
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

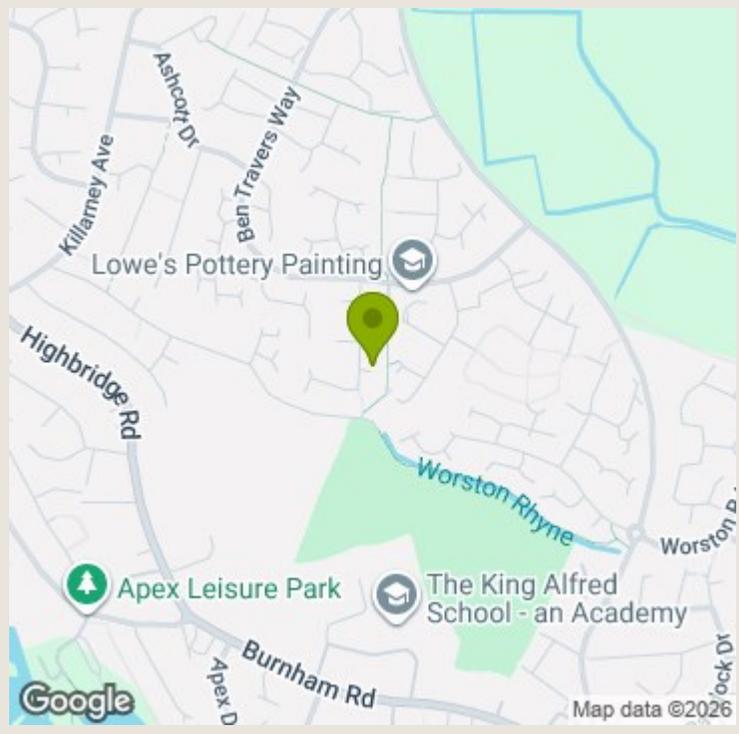
Flood Information:

[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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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

