

# 37 Meadowcroft Drive

Burnham-On-Sea, TA8 2SU

Price £420,000

BERRYMAN'S

# PROPERTY DESCRIPTION

Set in a prime corner plot is this sought after residential location is this extremely well presented 3 bedroom detached bungalow. The property benefits from having solar panels, large garage/workshop with light and power, mature good size rear garden that enjoys sunny aspects, and off street parking for multiple vehicles.

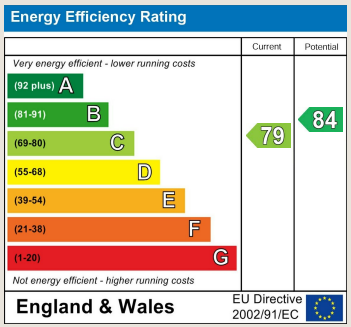
Entrance porch* entrance hall* lounge* kitchen/diner* garden room* three bedrooms* shower room* separate w.c.* garage/workshop* gardens* parking.

## Local Authority

Somerset Council  Council Tax Band:  D

Tenure:  Freehold

EPC Rating:  C











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**Accommodation (measurements are approximate)**

Upvc double glazed doorway to:

**Porch**

Part brick/part Upvc construction. Space for cloak and shoe storage

**Entrance hall**

Doors to storage cupboards and all rooms, space for cloak and shoe storage

**Lounge**

18'4" x 11'4" (5.60 x 3.46)

Large lounge with feature fireplace and ample of space for furnishings. Feature Upvc double glazed bay window to front and Upvc double glazed French doors to the rear garden.

**Kitchen/Dining room**

16'9" x 13'11" (5.11 x 4.26)

The kitchen is fitted with a range of modern wall and base units with worktops above, integrated eye level oven and hob, one and a half bowl sink drainer unit with mixer tap above, dishwasher, space and plumbing for automatic washing machine, space for tumble dryer, breakfast bar and Upvc double glazed window to rear.

The dining area is a generous size and Upvc double glazed sliding doors provide access to the:

**Garden room**

20'0" x 9'4" (6.11 x 2.86)

An excellent addition to the property that can be used all year round with the benefit of central and gas heating. This room has multiple uses, with space for a games room, furniture or a dining area.

The room is part brick/park Upvc double glazed construction and you can access the rear garden through Upvc double glazed sliding doors.

**Bedroom 1**

18'7" maximum x 9'4" maximum (5.68 maximum x 2.87 maximum)

Generously sized room with fitted wardrobes, space for extra storage, radiator and Upvc double glazed window to rear

**Bedroom 2**

11'3" x 9'11" (3.43 x 3.04)

Good size double bedroom with fitted wardrobes, radiator and Upvc double glazed window to front

**Bedroom 3**

8'7" x 8'0" (2.64 x 2.45)

Upvc double glazed window to side allowing plenty of natural light, an ideal hobby room/office

**Shower room**

7'0" x 6'3" (2.15 x 1.91)

Fitted with a white suite comprising of a corner shower cubicle, hand wash basin with ample of storage under, close coupled w/c, tiled splashback and Upvc double glazed window to side

**W/C**

4'6" x 2'9" (1.39 x 0.86)

Separate to the shower room, it offers the ideal space for guests. Fitted with a close coupled w/c and hand wash basin.

**Garage/Workshop**

18'3" x 13'2" (5.58 x 4.02)

A generously sized garage with an electric up and over door, power and lighting, loft

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hatch/ladder to provide additional storage space, and Upvc double glazed door giving access to the rear garden

### Outside

The property is set in a prime corner plot, to the front is a block pavier driveway that offers off street parking for multiple vehicles and access to the garage/workshop. There is also a side gate that offers access to the side/rear garden.

To the rear of the property is a large, mature, enclosed garden that enjoys sunny aspects. The garden comprises of a stunning patio area, large lawn area with shrub and bush borders, and to the back corner of the garden is a low maintenance wood chip/bark area. There is also a side garden that has a small lawn area with shrub and bush borders, greenhouse and shed/workshop with light and power.

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The property briefly comprises of an entrance porch, hallway, generous lounge, modern kitchen/dining room, garden room, 3 bedrooms, shower room, separate W/C, large garage/workshop, and a mature rear garden.

### Directions

From the M5 motorway junction 22 at Edithmead proceed into Burnham on Sea over the railway bridge, turning right at the Tescos roundabout into Love Lane. Continue into Stoddens Lane which becomes Stoddens Road, take the first turning left into Southern Lea Road, third left into Meadowcroft Drive where the property will be found towards the end of the road on the left hand side.

### Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-C

- Mains electric, gas and water. Solar Panels
- 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

## 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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