



Stear Avenue

Burnham-On-Sea, TA8 1DA

Price £285,000



PROPERTY DESCRIPTION

This spacious semi detached dormer bungalow offers versatile living accommodation just a short distance from the seafront. The ground floor comprises two well-proportioned bedrooms, a generous lounge diner, a fitted kitchen, and a bathroom. Upstairs, there is a further double bedroom and a convenient shower room, ideal for guests or extended family.

Entrance hall* lounge* kitchen* dining room/bedroom* bathroom* first floor landing* first floor bedroom* shower room* garage* gardens and parking.



Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Obscure double glazed door to the:

Side Entrance Porch

21'10" maximum x 5'11" maximum (6.66 maximum x 1.81 maximum)

Upvc double glazed obscured door to the rear garden, sliding door to the garage. Side window and access to the:

Entrance Hall

Stairs rising to the first floor.

Kitchen

9'9" x 8'5" (2.98 x 2.58)

Double glazed window to the front, stainless steel sink with mixer tap, matching wall and floor units with laminate worktops over, space for electric cooker, radiator, tiled floor and tiled splashbacks.

Lounge

15'7" x 10'6" (4.77 x 3.22)

Double glazed window to the front, radiator and electric feature fireplace.

Bathroom

6'3" x 5'11" (1.92 x 1.81)

Double glazed obscure glazed window, tiled walls and vinyl flooring. Panelled bath with shower over, wash hand basin and close coupled w.c. Radiator, shaver point and extractor fan.

Dining Room/Bedroom 3

12'4" x 10'7" (3.77 x 3.24)

French double glazed doors to the rear garden, radiator and understair storage.

Bedroom 1

9'6" x 8'8" (2.91 x 2.65)

Double glazed window to the rear, radiator.

First Floor Landing

7'6" x 4'5" (2.31 x 1.36)

Door to first floor bedroom and shower room. Loft access. Airing cupboard housing the Worcester boiler.

Bedroom 2

15'10" x 12'0" (4.83 x 3.66)

Double glazed windows to the side, radiator.

Shower Room

10'7" x 3'4" (3.25 x 1.02)

Velux roof window, heated towel rail, electric shower, wash hand basin and close coupled w.c. Vinyl flooring. Two storage cupboards.

Outside

To the front of the property is a garden area laid to lawn with driveway providing parking and access to the garage.

Rear Garden

The rear garden is laid for ease of maintenance with a good size patio seating area and decorative stone areas with inset bushes and shrubs.

Garage

18'8" x 8'11" (5.69 x 2.74)

Double glazed window to the rear, up and over door, light and power.

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The property would benefit from redecoration, providing an excellent opportunity for buyers to add their own personal touch. Externally, there is a low-maintenance private rear garden, off-street parking, and a garage offering additional storage or workshop space.

Located in a desirable area close to the sea front and local amenities, this home is offered with no onward chain, making it an ideal choice for those looking for a straightforward move.

Perfect as a permanent residence, holiday home, or investment opportunity.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a southerly direction along Oxford Street taking the third right and proceeding across the High Street to the junction with the Esplanade. Take a left turn and proceed passing the B&M supermarket and taking and left into Steart Drive. Proceed down Steart Drive which becomes Steart Avenue.

Material Information

Additional information not previously mentioned

Council Tax Band-C

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

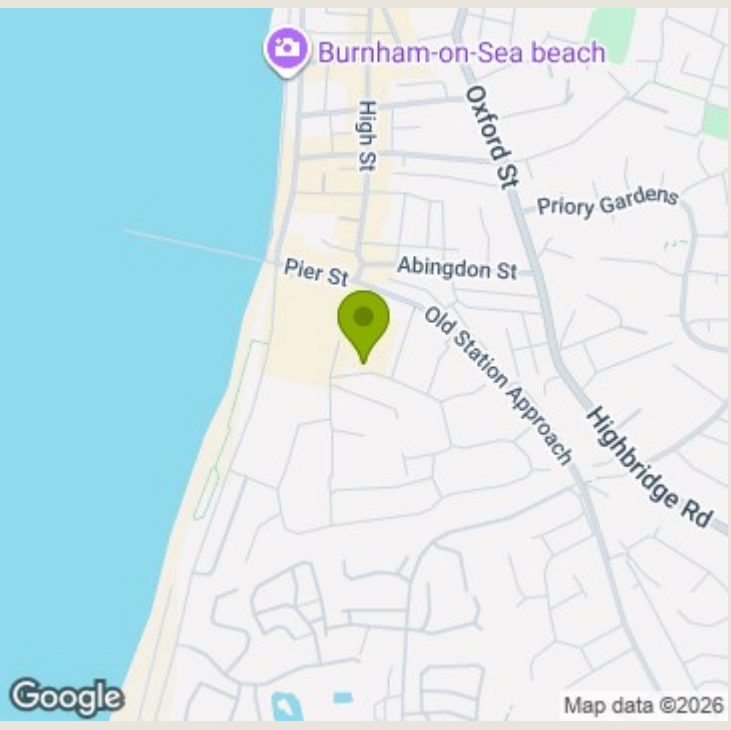
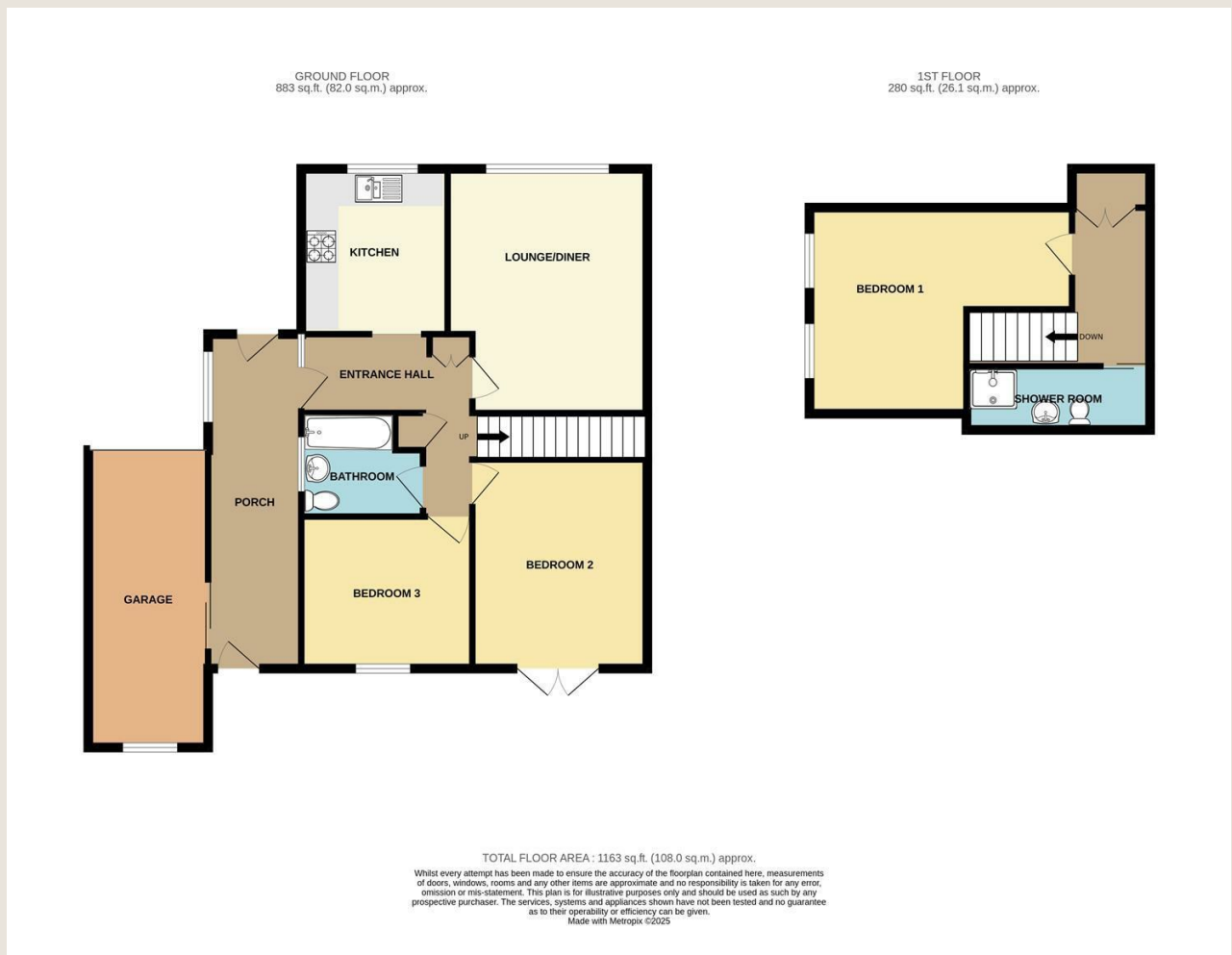
Flood Information:

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

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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

