



19 Hooper Close

Burnham-On-Sea, TA8 1JQ

Price £225,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An immaculately presented two bedroom semi detached house situated in a highly sought after cul-de-sac location that must be seen to be fully appreciated.

Entrance hall* lounge* re-fitted kitchen/breakfast room* first floor landing* two bedrooms* upgraded bathroom* gas central heating with recently replaced gas combination boiler,* upvc double glazed windows* off street parking for two vehicles* sunny aspect enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(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)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

13'8" maximum x 12'11" maximum (4.19 maximum x 3.94 maximum)

Upvc double glazed bay window to the front, understair storage cupboard and door to the:

Kitchen/Breakfast Room

12'11" x 7'1" (3.94 x 2.18)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan. Breakfast bar, plumbing for automatic washing machine, inset one and a half bowl drainer sink unit, upvc double glazed window to the rear and double glazed door opening to the rear garden.

First Floor Landing

Storage cupboard housing the gas boiler supplying domestic hot water and radiators. Access to roof space.

Bedroom 1

12'11" x 9'10" (3.94 x 3.00)

Upvc double glazed window to the front and built in double wardrobe.

Bedroom 2

11'8" x 5'1" (3.56 x 1.57)

Upvc double glazed window to the rear.

Bathroom

6'2" x 5'6" (1.88 x 1.68)

Re-fitted with an attractive suite comprising panelled bath with shower over and screen, vanity wash hand basin with cupboards below, close coupled w.c., extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a garden area laid for ease of maintenance.

To the side of the property is a driveway offering off street parking for two vehicles and giving access to a side gate which leads to the:

Rear Garden

Approximately 35ft in length being enclosed with garden shed located to the side of the property (the shed to the rear of the property is not included in the sale) patio area and lawn area.

The garden enjoys a sunny aspect and is a particular feature of the property making a full inspection essential.

Description

This two bedroom semi detached house offers immaculately presented

PROPERTY DESCRIPTION

accommodation and briefly comprises entrance hall, lounge, re-fitted kitchen/breakfast room, first floor landing with two good size bedrooms and a bathroom.

The property benefits from having gas central heating, upvc double glazing, parking for two vehicles and an attractive enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed along Love Lane and take the third exit at the roundabout beside Tesco onto Frank Foley Parkway. Proceed to the mini roundabout and take the third exit into Wallace Wells Road. Proceed down Wallace Wells Road taking the third turning on the left hand side into Hooper Close. Proceed down Hooper Close to the end of the cul-de-sac and the property will be found in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- 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:

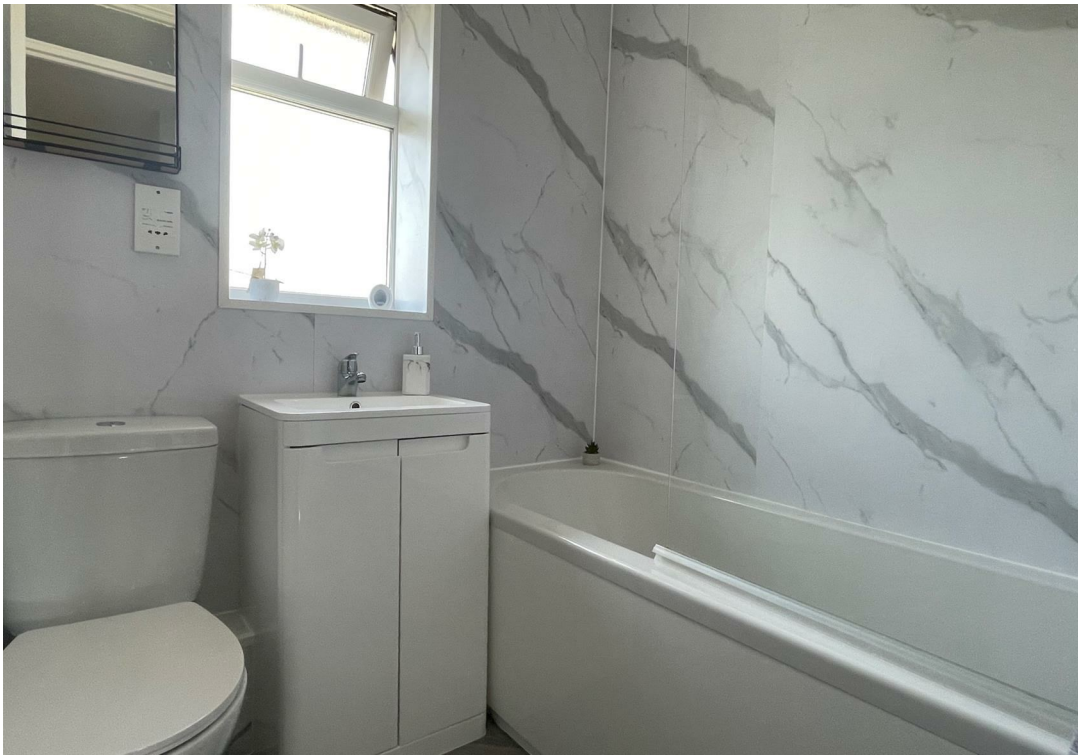
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

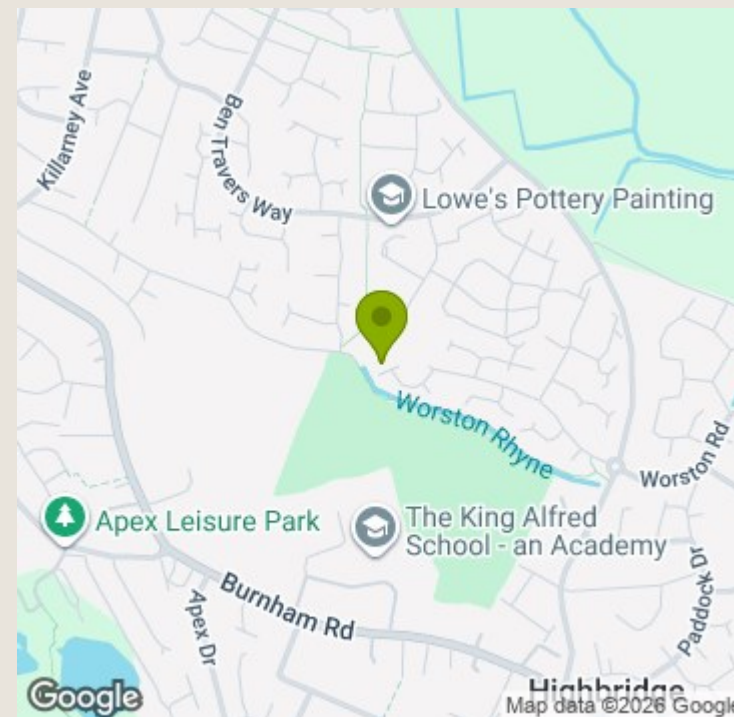
Flood Information:

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

