



14 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £265,000



# PROPERTY DESCRIPTION

Situated in a highly sought-after residential location just a short distance from the town centre and seafront of Burnham-on-Sea, this well-presented three-bedroom home benefits from a garage and off-street parking. The property offers spacious and thoughtfully arranged accommodation, including a generous lounge, kitchen/breakfast room, downstairs W/C, conservatory, garage, three bedrooms, shower room, and a mature rear garden enjoying a sunny aspect.

\*Entrance hall \*W/C \*Generous lounge \*Kitchen/breakfast room \*Conservatory  
 \*Garage \*First floor landing \*Three bedrooms \*Shower room \*Mature rear garden  
 \*Gas central heating \*Upvc double glazed windows \*Off street parking \*Sought after residential location \*Close to Burnham-on-Sea town centre & sea front

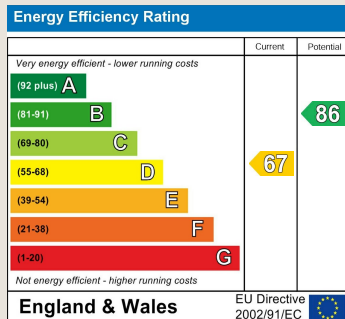


## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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## Accommodation (measurements are approximate)

Double glazed door leading to:

### Entrance hall

Doorways to the W/C and lounge

### Cloakroom

4'3" x 3'6" (1.30 x 1.07)

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

### Lounge

16'5" x 9'8" (5.01 x 2.97)

Generously sized lounge with a large Upvc double glazed window to front, electric feature fireplace, two radiators, under stair storage and stairs leading to the first floor landing

### Kitchen/Breakfast room

13'5" x 8'2" (4.10 x 2.49)

Fitted with a range of wall and base units with worktop space above, stainless steel sink with mixer tap over, four ring electric hob with extractor fan over, space for electric oven, space for washing machine, space for fridge/freezer, gas boiler supplying domestic hot water and radiators, Upvc double glazed window to rear and Upvc double glazed door to:

### Conservatory

13'1" x 7'9" (3.99 x 2.38)

Part brick/part Upvc double glazed construction with Upvc double glazed French doors to the rear garden. Double glazed door leading to the garage.

### Bedroom 1

14'5" maximum x 11'6" (4.41 maximum x 3.52)

Consisting of two Upvc double glazed windows to front, over stair storage cupboard, and built in wardrobes with sliding doors

### Bedroom 2

18'8" maximum x 8'0" (5.69 maximum x 2.45)

Generously sized room with dual aspect Upvc double glazed windows to front and rear

### Bedroom 3

10'11" x 6'9" (3.34 x 2.07)

Upvc double glazed window to rear

### Shower room

6'4" x 5'6" (1.95 x 1.70)

Comprising of a corner shower cubicle, close coupled w/c, hand wash basin, storage cupboard and Upvc double glazed window to rear

### Garage

Fitted with an electric roller door, external tap, power and lighting

### Outside

To the front of the property is a grass area and a driveway offering off street parking.

To the rear of the property is an established garden enjoying sunny aspects laid mainly to lawn, with a patio and gravel area to the right hand side.

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## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left and take the second left into Priory Gardens. Follow the road around where the property will be found on the right hand side identified by our for sale board.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

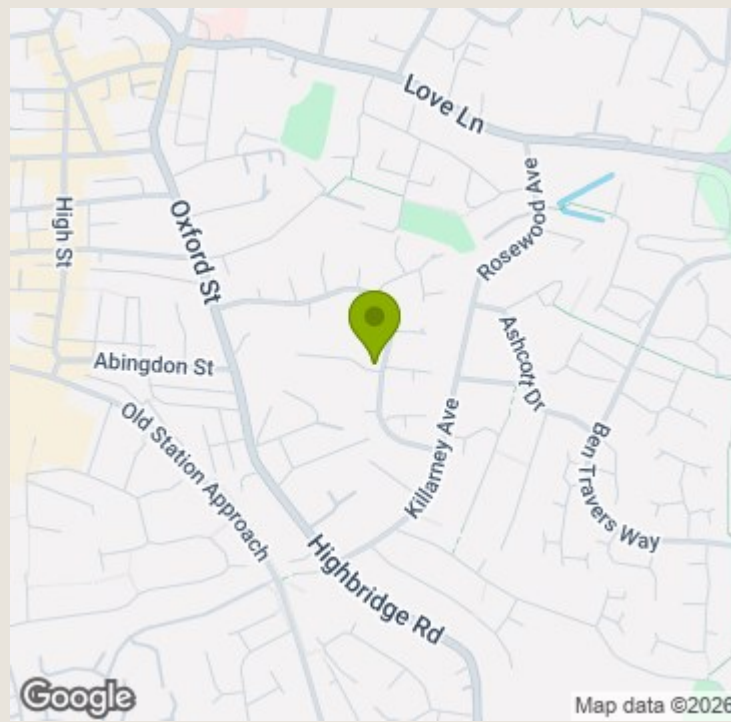
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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)

**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

