



23 Jaycroft Road

Burnham-On-Sea, TA8 1LE

Price £399,950



# PROPERTY DESCRIPTION

Opportunity to purchase an attractive four bedroom semi detached house situated in a highly sought after cul-de-sac location within walking distance of Burnham-on-Sea town centre and sea front retaining a great deal of character and charm combined with contemporary flare.

The property has a sunny aspect enclosed garden to the rear and must be seen to be fully appreciated.

Entrance porch\* entrance hall\* lounge\* sitting room\* kitchen/breakfast room\* utility and cloakroom\* first floor landing\* four bedrooms\* bathroom\* gas central heating\* parking to the front and good size enclosed sunny aspect garden to the rear.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Feature composite door to the:

### Entrance Porch

With tessellated floor. Door to the:

### Entrance Hall

With feature Karndean flooring, understair storage cupboard, feature obscure wooden window to the side and stairs rising to the first floor.

### Lounge

12'11" x 12'9" extending to 14'8" (3.94 x 3.91 extending to 4.48)

Sash style uPVC double glazed window to the front, stripped wooden floor, feature fireplace with open hearth, cornice ceiling, picture rail.

### Sitting Room

14'7" x 11'11" (4.45 x 3.64)

Double doors from the entrance hall with cornice ceiling, picture rail, dado rail, feature wooden window to the side and upvc double glazed sash style window to the rear.

Exposed brick chimney breast.

### Kitchen/Breakfast Room

18'4" x 11'9" (5.59 x 3.60)

Further area to the rear of the kitchen 2.04m x 1.45m

The kitchen has recently been re-fitted with a high quality range of wall and floor units to incorporate integrated double oven, hob and extractor fan, full height fitted fridge and separate freezer, dishwasher and large corner pantry. Breakfast bar with pendant lights over, recessed spotlights, two upvc double glazed windows to the side and two upvc double glazed French doors opening to the rear garden. Skylight.

## Utility/Cloakroom

4'9" x 4'6" (1.46 x 1.38)

Corner wash hand basin and close coupled w.c. Plumbing for automatic washing machine and double glazed obscured window to the rear.

## First Floor Landing

Two feature glazed roof lights.

## Bedroom 1

12'11" extending to 14'9" x 11'0" plus wardrobes (3.95 extending to 4.50 x 3.36 plus wardrobes)

Upvc double glazed sash style bay window with window seat, cornice ceiling, picture rail. Wardrobes with hanging and shelving.

## Bedroom 2

14'7" x 11'10" (4.47 x 3.62)

Upvc double glazed sash style window and cupboard with gas boiler supplying domestic hot water and radiators.

## Bedroom 3

11'11" x 9'8" (3.64 x 2.97)

Upvc double glazed sash style window to the rear.

## Bedroom 4

9'0" x 8'8" (2.75 x 2.66)

Wooden sash window to the side.

## Bathroom

10'0" x 5'4" (3.05 x 1.64)

P shaped bath with shower over, wall mounted vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail and upvc double glazed obscured window to the front. Upvc double glazed window to the side.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is an area of off street parking for up to four vehicles.

Solar powered light adjacent to the front door latch.

Gate to the side of the property leads to the:

## Rear Garden

The rear garden is a particular feature of the property with a good size composite decking area, lawn area, borders containing numerous shrubs and bushes and a mature cooking apple tree which produces good crops each year.

The garden enjoys a good degree of privacy and is a particular feature of the property.

Double outside power socket on wall opposite the shed.

## Description

This attractive semi detached house has been in the same ownership for over 20 years and has been upgraded and improved to offer well planned, beautifully appointed living accommodation.

The property benefits from having had the roof overhauled, has gas central heating with modern boiler and the majority of the windows replaced with upvc sash style windows. There is a beautifully appointed kitchen/breakfast room with utility/cloakroom off. There is a main living room with log fire and a separate sitting room.

To the front of the property there is an area of off street parking for up to four vehicles and to the rear is an enclosed sunny aspect garden which is a particular feature of the property making a full inspection essential.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street where Jaycroft Road will be found on the left hand side. Proceed down Jaycroft Road and the property will be found towards the end of the cul-de-sac on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-Ordered

- Mains electric, gas and water
- Water not 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)









Total area: approx. 148.5 sq. metres (1598.8 sq. feet)



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

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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.
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