



BERRYMAN'S
01278 793700
www.berrymans.co.uk
FOR SALE

HAMLEY CLOSE

1 Hamley Close

Burnham-On-Sea, TA8 1DS

Offers In Excess Of £285,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A modern three-bedroom semi-detached home with off-street parking and a garage.

Entrance hall* cloakroom* lounge* kitchen/diner* three bedrooms* master en suite shower room* family bathroom* parking and gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(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)

Double glazed obscured upvc door to the:

Entrance Hall

9'4" x 3'2" (2.86 x 0.98)

Radiator, laminate flooring, stairs to the first floor.

Cloakroom

4'10" x 2'9" (1.48 x 0.85)

Close coupled w.c., wash hand basin and obscure double glazed window to the front. Laminate flooring and feature panelling. Heated towel rail and extractor fan.

Lounge

16'2" x 12'11" (4.94 x 3.95)

Double glazed bay window to the side and double glazed windows to the front. Laminate flooring, radiator, television point.

Kitchen/Diner

16'7" x 11'1" (5.08 x 3.39)

Double glazed window to the rear, range of wall and floor units with contrasting worktop over, space for five ring gas hob, built in extractor fan, built in dishwasher and washing machine, spotlights, understair storage cupboard and double glazed French doors leading to the rear garden.

First Floor Landing

9'10" x 4'0" (3.01 x 1.24)

Airing cupboard. Loft access.

Bedroom 1

13'7" x 10'6" maximum (4.16 x 3.22 maximum)

Built in mirror fronted sliding door wardrobes and double aspect double glazed windows to the front and side. Radiator.

En Suite Shower Room

8'1" x 5'0" (2.48 x 1.53)

Obscure double glazed window to the front, tiled walls and floor, walk-in shower with display unit and spotlights, extractor fan, shaver point, wash basin and close coupled w.c. Heated towel rail.

Bedroom 2

9'4" x 9'3" (2.87 x 2.82)

Double aspect double glazed windows to the side and rear, radiator.

Bedroom 3

8'11" x 6'6" (2.74 x 2.0)

Double glazed window to the rear, radiator.

Bathroom

Obscure double glazed window to the side. Matching white suit comprising of toilet, sink, bath with shower over. Radiator. Tiled floor and walls, shaver point and extractor fan.

Outside

Open plan front garden area laid for ease of maintenance with footpath leading to the front door.

PROPERTY DESCRIPTION

Rear Garden

Fenced boundary, patio area with pergola, side gate, tap and electric sockets.

Description

The property features a recently refitted kitchen diner, a refitted en-suite to the master bedroom, and a sunny, private rear garden. An ideal home for comfortable modern living.

Directions

From the M5 junction 22 roundabout proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take a left turn into Frank Foley Parkway. Proceed to the next roundabout taking the third exit into Wallace Wells Road. Proceed down Wallace Wells Road taking a right turn into Hamley Close.

Material Information

Additional information not previously mentioned

- 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

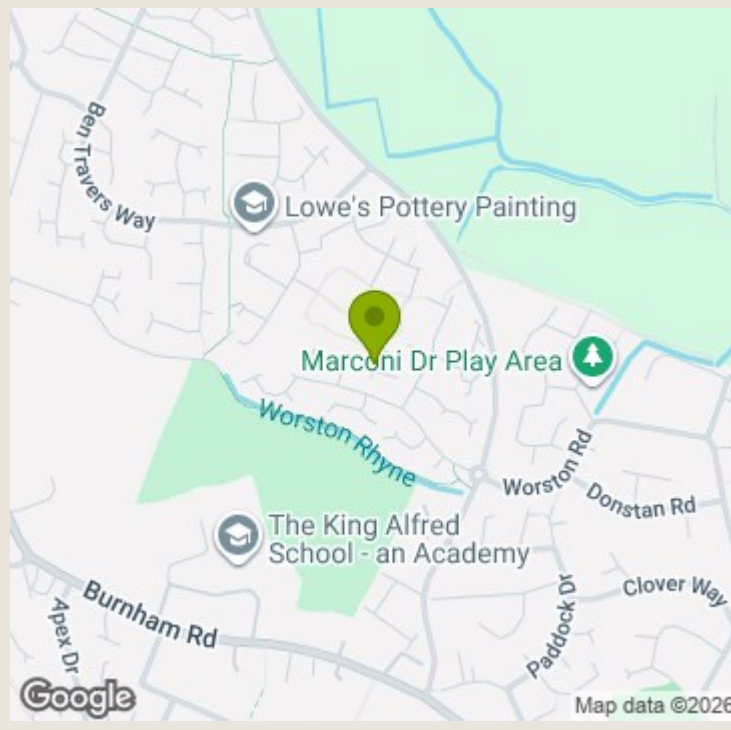
Flood Information:

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

