



The Lodge, 8 St. Andrews Road

Burnham-On-Sea, TA8 2AT

Price Guide £475,000



PROPERTY DESCRIPTION

A rare opportunity to purchase a stunning individual detached house situated in a highly sought after cul-de-sac location backing onto Manor Gardens and within a short walk of Burnham-on-Sea town centre and sea front.

Entrance porch* imposing entrance hall* cloakroom* lounge* dining room* breakfast room* kitchen* utility room* first floor part galleried landing* three bedrooms* master en suite shower room* family bathroom* double garage* block pavier driveway offering off street parking for numerous vehicles* attractive enclosed sunny aspect gardens to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Porch

5'9" x 5'8" (1.76 x 1.74)

Upvc double glazed windows to the front and side. Multi pane door to the:

Imposing Entrance Hall

11'10" x 8'2" (3.61 x 2.49)

Feature dog legged staircase rising to the first floor.

Cloakroom

Comprising close coupled w.c. wash hand basin and upvc double glazed obscured window to the rear.

Lounge

14'8" x 11'7" plus upvc double glazed bay window. (4.49 x 3.55 plus upvc double glazed bay window.)

Recessed wood burner.

Dining Room

13'8" x 11'9" plus upvc double glazed bay window (4.17m x 3.58m plus upvc double glazed bay window)

Breakfast Room

11'5" x 10'5" (3.49 x 3.19)

Upvc double glazed window to the side.

Kitchen

10'6" x 10'5" (3.21 x 3.18)

Fitted with an attractive range of wall and floor units with recessed Belfast sink, gas fired Aga, tiled floor, space for fridge/freezer, upvc double glazed window to the rear.

Utility Room

Plumbing for automatic washing machine and dishwasher, space for tumble dryer and range of wall units. Upvc double glazed windows to the side and upvc double glazed door to outside.

First Floor Part Galleried Landing

14'10" x 8'2" (4.53 x 2.50)

With upvc double glazed windows to the front and rear. The aspect to the rear is over Manor Gardens.

Bedroom 1

11'10" x 11'8" (3.62 x 3.56)

Two double built in wardrobes and upvc double glazed bay window to the side.

En Suite Shower Room

5'0" x 4'8" (1.53 x 1.43)

Comprising corner shower cubicle, vanity wash hand basin and close coupled w.c. Tiled walls and upvc double glazed window to the side.

Bedroom 2

13'1" x 11'7" (3.99 x 3.54)

Wall length wardrobes and upvc double glazed bay window to the side. Further upvc double glazed window to the front.

Bedroom 3

11'3" x 10'4" (3.44 x 3.17)

Upvc double glazed window to the side.

Bathroom

10'7" x 10'4" (3.24 x 3.16)

Comprising corner bath and large corner shower cubicle. Pedestal wash hand basin and close coupled w.c. Two upvc double glazed obscured windows to either side, tiled walls,

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cupboard housing the gas boiler and hot water tank. Upvc double glazed window to the side.

Outside

To the front of the property is a boundary wall with the front garden being laid principally to lawn with mature bushes and shrubs.

To the left hand side of the property access to large area of parking laid to block pavier which in turn leads to the:

Double Garage

With remote control roller door.

Gates either side of the property open to the:

Rear Garden

The gardens are a particular feature of the property with good size lawn area, patio area, numerous mature bushes trees and shrubs.

Outside tap and outside light.

The gardens back onto Manor Gardens and enjoy a sunny aspect making a full inspection essential.

Description

This individual stunning detached house offers deceptively sized accommodation and briefly comprises entrance porch, imposing entrance hall, large lounge with bay window, dining room with bay window, breakfast room, good size kitchen with utility off. To the first floor there is a part galleried landing, three good size double bedrooms with the master having an en suite shower room and a large family bathroom.

The property benefits from having a good size double garage, block pavier driveway offering off street parking for numerous vehicles and attractive enclosed sunny aspect garden to the rear which backs onto Manor Gardens.

Located in the highly sought after "Saints" area of the town an early application to view is strongly recommended for this rarely available type of property.

Directions

From the motorway interchange at junction 22 proceed along The Queens Drive into Burnham-on-Sea. Proceed straight across the roundabout onto Love Lane. Proceed along Love Lane and at the roundabout beside the Esso service station take a right into St Andrews Road. Proceed down St Andrews Road and at the very end there is a roundabout and the property will be on the left hand side.

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

