



65 Winchester Road  
Burnham-On-Sea, TA8 1JD  
Price £237,950



# PROPERTY DESCRIPTION

An attractive, updated and improved three bedroom terraced house situated in a convenient location close to local amenities.

\*Entrance hall \*Lounge \*Kitchen/diner \*First floor landing \*Three bedrooms  
 \*Bathroom \*Recently replaced Upvc double glazed windows and external doors \*Gas central heating with recently installed combination gas boiler \*Garage \*Off street parking for four/five vehicles located to the rear of the property \*Attractive enclosed garden to rear \*Excellent decorative order throughout

## Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>90</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | <b>76</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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## Accommodation (measurements are approximate)

Recently installed composite double glazed door to:

### Entrance Hall

Stairs rising to the first floor, storage cupboard with upgraded consumer unit and tiled flooring. Multi-pane door to:

### Lounge

14'1" x 13'1" (4.30 x 4.00)

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

### Kitchen/Diner

16'0" x 8'5" (4.88 x 2.57)

Fitted with a modern range of wall and floor units to incorporate a single sink unit, space for electric cooker, plumbing for automatic washing machine, space for further appliance, space for fridge freezer, two Upvc double glazed windows to rear, Upvc double glazed door to the garden, and wall mounted gas combination boiler supplying domestic hot water and radiators

### First Floor Landing

Access to roof space and storage cupboard

### Bedroom 1

12'0" x 9'4" (3.68 x 2.87)

Upvc double glazed window to rear

### Bedroom 2

11'1" x 9'3" (3.38 x 2.84)

Upvc double glazed window to front

### Bedroom 3

7'2" x 6'7" (2.20 x 2.03 )

Upvc double glazed window to front

### Bathroom

6'6" x 5'4" (2.00 x 1.65)

Fitted with a white suite comprising of panelled bath with mixer tap and shower attachment over, close coupled w/c, pedestal wash hand basin, Upvc double glazed obscured window to rear, extractor fan and heated towel rail.

### Outside

To the front of the property is an open plan garden laid principally to lawn. To the rear of the property is an attractive, enclosed garden laid principally to lawn with a good size garden shed with light and power. A pathway leads to the rear of the property where there is a pedestrian access gate which leads to the car parking compound where the property benefits from having four spaces located immediately to the rear of the property. Located a short distance away from the parking area is a GARAGE with an additional parking space for one vehicle located immediately in front of the garage door.

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## Garage

16'2" x 7'6" (4.94 x 2.29 )

Recently replaced up and over door

## Directions

From the roundabout at the junction of Love lane and Oxford Street besides the Esso service station, proceed along Love Lane, taking the the second right turn into St peters Road. Proceed down St Peters Road taking a right turn in to Winchester Road, proceed down Winchester Road and then turn left in Gloucester Road, proceeding to the end of Gloucester Road back into Winchester Road. Proceed into the end of the cul-de-sac where the property will be found on the left hand side

## Description

This attractive three bedroom terraced house is situated in a convenient location close to local amenities and has been upgraded to offer well planned and well appointed living accommodation that benefits from having recently installed Upvc double glazed windows, external doors and facias, and also a newly installed gas boiler. The property is set in a prime plot with a sunny aspect garden to the rear and set immediately to the rear of the property is an area of off street parking for four vehicles and located a short distance from that is a garage with an off street parking space immediately to the front.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

## EPC-C

- 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](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)

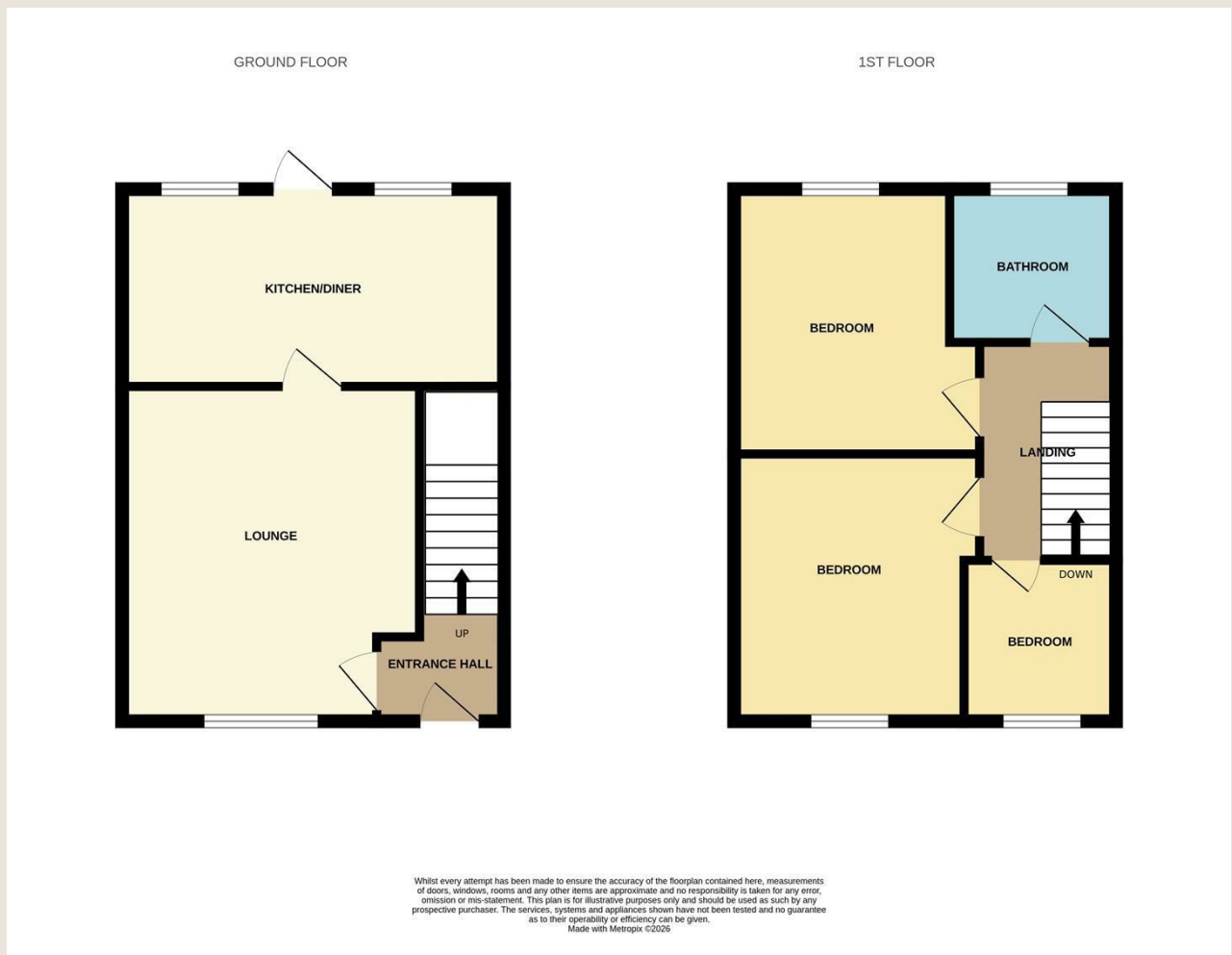
## Flood Information:

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









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

