



43 Abingdon Street

Burnham-On-Sea, TA8 1PL

Price Guide £125,000





# PROPERTY DESCRIPTION

PRICE GUIDE £125,000 - £145,000

All offers for the property are to be submitted in writing.

An older style two bedroom terraced house in need of modernisation and improvement throughout situated in a convenient location close to Burnham-on-Sea town centre.

Entrance porch\* entrance hall\* lounge\* dining room\* kitchen\* utility room\* rear porch\* shower room\* first floor landing\* two bedrooms\* bathroom\* mostly double glazed windows\* rear garden\* vehicular access offering the potential for off street parking.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating:

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



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

Door to the:

### Entrance Hall

### Lounge

12'6" x 11'1" extending to 13'2" (3.82 x 3.38 extending to 4.03)

Bay window to the front, feature fire surround and cornice ceiling. Picture rail.

### Dining Room

11'1" x 10'11" (3.38 x 3.34)

Picture rail and upvc double glazed window to the rear.

### Kitchen

9'6" x 8'4" (2.90 x 2.55)

Fitted with a range of wall and floor units, gas cooker point and double glazed window to the side. Opening to the:

### Utility Area

8'4" x 5'7" (2.55 x 1.72)

Door to the:

### Rear Porch

Door to outside and door to the:

### Shower Room

7'5" x 4'3" (2.27 x 1.30)

Shower cubicle, close coupled w.c. and pedestal wash hand basin.

### First Floor Landing

High level window to the rear and loft access.

### Bedroom 1

16'4" x 11'4" (4.98 x 3.47)

Two double glazed windows to the front.

This room offers great potential to be sub divided into two double bedrooms should it be required.

### Bedroom 2

11'1" x 10'11" (3.38 x 3.33)

Double glazed window to the rear.

### Bathroom

9'6" x 8'6" (2.91 x 2.60)

Comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. Cupboard housing the gas boiler.

### Outside

To the front of the property is a boundary wall with footpath leading to the front door.

# PROPERTY DESCRIPTION

## Rear Courtyard Garden

To the rear of the property is a service lane which leads to the rear of the property where there are double gates offering the potential for off street parking should it be required.

## Agents Note

Should you wish to submit an offer for the property please do so in writing using the form supplied.

## Description

This attractive older style terraced house is situated within a short walk of the town centre and sea front providing a wide range of amenities.

The property briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, utility area with rear porch off and shower room. To the first floor there is a landing, two bedrooms with the main bedroom offering the potential to be split into two should it be required and a large bathroom.

To the rear of the property is an enclosed courtyard garden with gates offering the potential for parking should it be required.

The property is in need of substantial modernisation and improvement and offers the opportunity for an individual to put their own mark on this ever sought after style of property.

## Directions

Proceed to the end of the High Street beside the Somerset and Dorset

public house turning left into Abingdon Street. Proceed down Abingdon Street and the property will be found on the right 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](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)





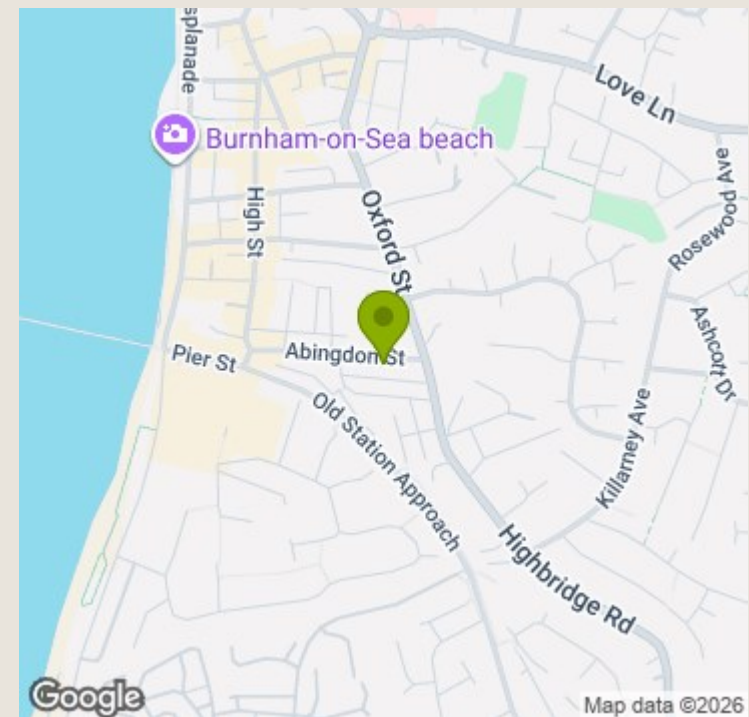












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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

