



12 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £299,950



PROPERTY DESCRIPTION

An extended, upgraded and improved three bedroom house situated in a highly sought after residential location within a short walk of Burnham-on-Sea town centre and sea front.

Entrance hall* cloakroom* lounge* extended kitchen/dining room* utility room* first floor landing* three good size bedrooms* upgraded shower room* upvc double glazed windows* gas central heating* garage* off street parking* sunny aspect enclosed garden to the rear enjoying a good degree of privacy.

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		83
(55-68)	D	69	
(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 entrance door to the:

Entrance Hall

Door to the lounge and cloakroom.

Cloakroom

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

Lounge

16'4" x 9'6" (4.98 x 2.92)

Upvc double glazed window to the front, stairs rising to the first floor with storage cupboard under.

Extended Kitchen/Dining Room

Dining Room Area

13'3" x 8'7" (4.06 x 2.64)

Wall light points and wide opening to the:

Kitchen Area

12'9" x 9'1" (3.89 x 2.79)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, tiled splashbacks, inset five ring electric hob with extractor hood over and under counter oven, plumbing and space for a fridge/freezer and plumbing for dishwasher. Two electronically operated Velux windows and upvc double glazed window to the rear.

Spotlights and door to the:

Utility Room

9'8" x 7'1" (2.97 x 2.16)

Fitted with a range of units incorporating single sink drainer unit, integrated washing machine, wall mounted boiler supplying domestic hot water and radiators, integral door to the garage and double glazed Velux window. Upvc double glazed door opening to the rear garden.

First Floor Landing

Access to part boarded roof space.

Bedroom 1

16'11" maximum x 9'8" extending to 11'5" (5.18 maximum x 2.95 extending to 3.48)

Two upvc double glazed windows to the front. Storage cupboard.

Bedroom 2

18'6" x 8'0" (5.64 x 2.46)

Double aspect upvc double glazed windows to the front and rear. Built in storage cupboard and access to roof space.

Bedroom 3

11'1" x 6'7" (3.38 x 2.03)

Upvc double glazed window to the rear.

Shower Room

6'2" x 5'6" (1.90 x 1.68)

Fitted with a white suite comprising corner shower cubicle, close coupled w.c. and pedestal wash hand basin. Tiled walls and floor, extractor fan and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden laid to lawn with driveway offering off street parking for one vehicle and leading to the:

Garage

18'9 x 8'2 (5.72m x 2.49m)

Up and over door, light and power.

Rear Garden

Attractive rear garden with patio area, lawn area.

The garden enjoys a sunny aspect and is a particular feature of this property making a full inspection essential.

Description

This ever popular design of three bedroom house has been extended to the ground floor and now briefly comprises entrance hall with cloakroom, lounge, beautifully appointed kitchen/dining room with good size utility room off.

To the first floor there is a landing, three good size bedrooms and upgraded shower room.

The property benefits from having gas central heating with a modern combination boiler, upvc double glazed windows, garage, off street parking and sunny aspect enclosed garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens. Proceed down Priory Gardens and towards the end of the road 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

checker.ofcom.org.uk/en-gb/broadband-coverage

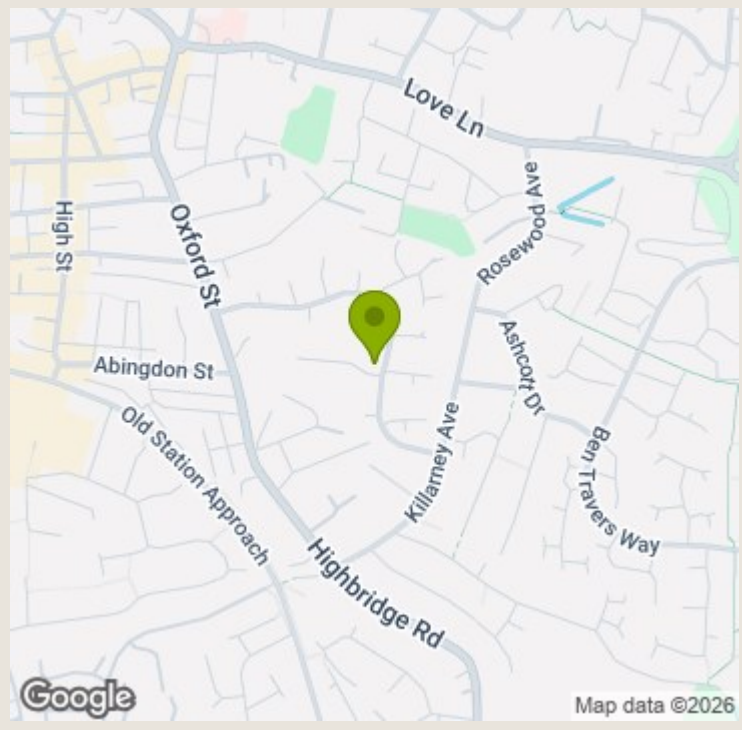
Flood Information:

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

