5 Westfield Road

Burnham On Sea, TA8 2AW

Price £285,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive two/three bedroom property with parking and gardens.

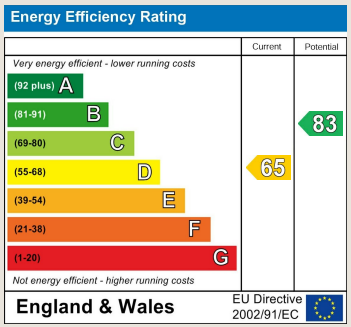
Entrance hall* kitchen* lounge* ground floor bedroom/study* first floor landing* two bedrooms* bathroom* parking and gardens.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entered via Upvc double glazed door to the:

Entrance Hall

Doors leading to all ground floor rooms

Cloakroom/WC

5'2" x 2'11" (1.60 x 0.91)

Comprising of close coupled w/c, hand wash basin with tiled splashback.

Lounge

18'4" x 15'6" (5.59 x 4.73)

Double glazed windows to front and side, sliding doors to the lean to, feature electric fireplace and radiator.

Lean-to

11'6" x 7'1" (3.51 x 2.17)

Double glazed window to front and sliding door to the garden.

Kitchen/Dining Room

16'0" x 11'0" (4.89 x 3.37)

Wood sash windows to front, matching wall and base units with laminate worktops, stainless steel sink with mixer tap over, tiled splashback, tiled flooring in the kitchen area, and space for electric cooker. Doorway leading to lean to,

Bedroom/Study

10'3" x 8'10" (3.13 x 2.70)

Double glazed window to side and boiler supplying domestic hot water and radiator.

First floor landing

8'6" x 4'3" (2.61 x 1.31)

Bedroom 1

12'0" x 11'6" (3.66 x 3.51)

Double glazed window to front and radiator.

Bedroom 2

10'8" x 8'2" (3.26 x 2.49)

Double glazed window to side, built in wardrobe and radiator

Bathroom

8'3" x 7'10" (2.53 x 2.40)

Comprising of a close coupled wc, hand wash basin, panelled bath, obscured double blazed window to front, tiled splashback and walls, and extractor fan.

Material Information

Additional information not previously mentioned

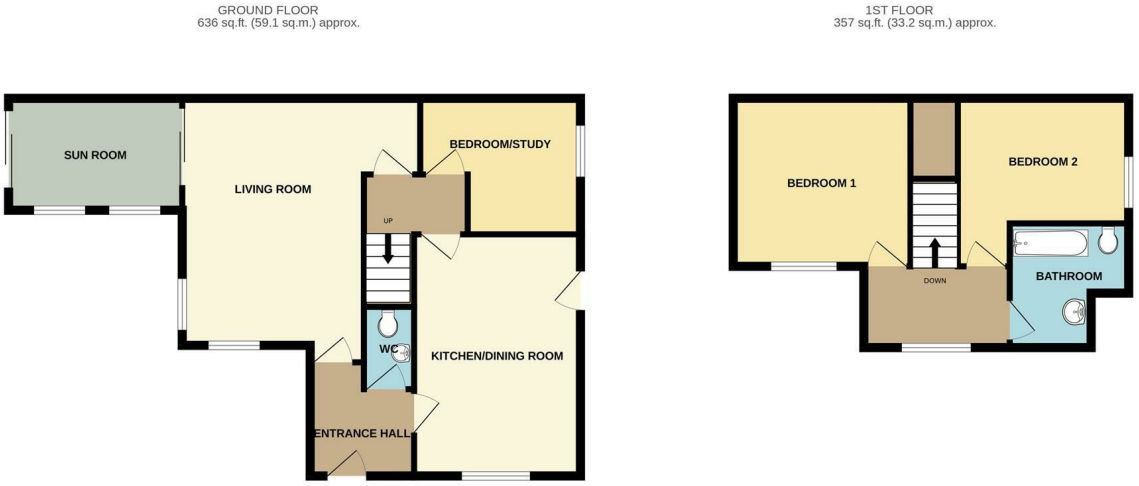
- Mains electric, gas and water
- Water not metered
- Gas central heating
- Mains drainage

PROPERTY DESCRIPTION

- 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



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

BERRYMAN'S

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