



2 St. Andrews Road
Burnham-On-Sea, TA8 2AT
Price £425,000



PROPERTY DESCRIPTION

A stunning four bedroom, three reception detached house situated in a convenient location within a short walk of Burnham-On-Sea town centre and seafront that sides onto the Burnham-On-Sea Bowls Club and backs onto Manor Gardens. The property retains a great deal of character and charm and is set in a good size plot, that makes a full inspection essential.

Imposing entrance hall*cloakroom*sitting room with conservatory off*lounge*dining room*kitchen*first floor landing*four bedrooms*shower room*separate w.c*aspect over Burnham-On-Sea Bowls Club to side and Manor Gardens to the rear*good size plot*garage*off street parking for numerous vehicles. No onward chain* Must be seen.

Local Authority

Sedgemoor Council Tax Band: E

Tenure: Freehold

EPC Rating: D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 74 |
| (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)

Feature wooden door with glazed panel that opens to:

Imposing Entrance Hall

18'3" x 6'8" (5.58 x 2.04)

Feature stripped staircase rising to first floor with under stairs storage cupboards.

Stripped wooden floor

Cloakroom

Corner wash hand basin, high level w.c, upvc double glazed obscured window to side, tiled floor.

Sitting Room

15'10" x 12'3" (4.85 x 3.75)

Two upvc double glazed windows to side, aspect over Burnham-on-Sea bowls club, stripped wooden floor, feature fire place, two multi pane doors to:

Conservatory

11'0" x 8'10" (3.37 x 2.70)

Upvc double glazed construction with upvc double glazed door to garden.

Lounge

12'5" extending to 15'10" maximum x 12'2" (3.81 extending to 4.83 maximum x 3.72)

Stripped wooden floor, window seat, upvc double glazed window to side, aspect over Burnham bowling green, feature fireplace, stripped wooden floor, storage cupboard. Upvc double glazed bay window to front.

Dining Room

12'2" extending to 15'1" maximum x 9'5" maximum (3.71 extending to 4.61 maximum x 2.88 maximum)

Upvc double glazed bay window to front, upvc double glazed window to side, feature fireplace, stripped wooden flooring.

Kitchen

15'9" x 7'10" (4.81 x 2.41)

Fitted with a range of wall and floor units with wood block work surfaces over, drainer sink unit, integrated eye level double oven, gas hob with extractor fan, wall mounted Gloworm gas boiler supplying domestic hot water and radiators, upvc double glazed window to side, part glazed door to Rear Porch, further part glazed door to outside.

First Floor Landing

Upvc double glazed windows to side with aspect over.

Bedroom

16'10" x 12'4" (5.14 x 3.77)

Two upvc double glazed windows to rear, upvc double glazed bay window to side with additional upvc double glazed window to side.

Bedroom

12'8" x 11'1" (3.87 x 3.39)

Upvc double glazed bay window to side, upvc double glazed window to rear.

Bedroom

12'7" x 8'4" narrowing to 6'6" (3.86 x 2.56 narrowing to 1.99)

Upvc double glazed bay window to front, upvc double glazed window to side.

Bedroom

9'10" x 8'5" (3.01 x 2.58)

Wash hand basin, upvc double glazed window to rear with aspect towards Manor Gardens.

Shower Room

7'4" x 6'6" (2.24 x 1.99)

Wall length airing cupboard, shower enclosure, pedestal wash hand basin, tiled floors, upvc double glazed obscured window to side, separate w.c comprising close coupled w.c, upvc double glazed obscured window to side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary fence which opens to a long block Pavia driveway offering of street parking for numerous vehicles, which in turn leads to:

Garage

17'10" x 9'0" (5.44 x 2.76)

With wooden roller door with access door, light and power.

Car Port

Side gate gives access to the rear garden which is of a good size, laid to lawn, numerous mature bushes, shrubs and trees, located within the garden is brick built workshop/store, garden store, outside w.c,

Workshop

6'9" x 5'6" (2.07 x 1.69)

With light and power.

Garden Shed

Attached to the rear of the brick outbuilding is what we are informed is a former world war two bomb shelter which is an unusual and interesting feature of this attractive property. The garden enjoys a sunny aspect and is a particular feature of this property making a full inspection essential.

Description

This individual detached house is located in the highly sought after "Saints" area of the town being within a short walk of the town centre and sea front. The property is set in a prime plot that sides onto the Burnham-on-Sea Bowls Club and backs onto Manor Gardens. The property itself offers well proportioned living accommodation with four bedrooms and three reception rooms, the property retains great character and charm set in a good size plot, The property offers off street parking for numerous vehicles that leads to a good size garage, to the rear of the property is an attractive

good size garden that enjoys a sunny aspect and enjoys a good degree of privacy. Properties of this type rarely become available. making an early application to view strongly recommended.

Directions

From the M5 motorway interchange at junction 22 proceed along The Queens Drive into Burnham-on-Sea. Proceed straight across the roundabout onto Love Lane.

Proceed down Love Lane and at the roundabout beside the Esso service station take a right into St Andrews Road. Proceed down St Andrews Road and the property will be found at the end of the road on the left hand side just beyond Burnham-On-Sea Bowls Club.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Main 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.
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