



22 Oak Tree Place

Burnham-On-Sea, TA8 2LH

Price £273,000



# PROPERTY DESCRIPTION

A rare opportunity to purchase a two bedroom semi detached bungalow situated in a highly sought after cul-de-sac location backing onto agricultural land and enjoying a superb aspect towards Brent Knoll. The property is being offered with no onward chain.

In need of modernisation and improvement and must be seen to be fully appreciated.

Entrance hall\* lounge\* kitchen with conservatory off\* two double bedrooms\* wet room\* gas central heating\* upvc double glazed windows\* garage\* off street parking\* enclosed garden to the rear backing onto agricultural land.

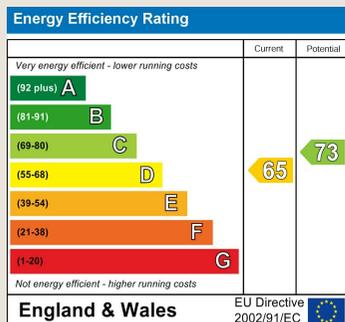


## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Access to roof space.

### Lounge

16'2" extending to 17'8" x 10'7" (4.94 extending to 5.39 x 3.25)

Upvc double glazed bay window to the front and feature fireplace.

### Kitchen

9'3" x 8'10" (2.84 x 2.70)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge/freezer, space for electric cooker, plumbing for automatic washing machine, space for fridge, wall mounted Worcester boiler supplying domestic hot water and radiators, window with aspect into the conservatory and door to the:

### Conservatory

8'7" x 7'5" (2.63 x 2.28)

Part brick and part upvc double glazed construction. Tiled floor and upvc double glazed door to outside.

### Bedroom 1

12'4" x 10'9" (3.77 x 3.28)

Built in double wardrobe and upvc double glazed window to the rear.

### Bedroom 2

9'0" x 8'11" (2.75 x 2.73)

Upvc double glazed window to the front.

### Wet Room

7'6" x 5'5" (2.31 x 1.67)

Shower area with screen and floor drain. Close coupled w.c. and pedestal wash hand basin. Extractor fan, heated towel rail and two upvc double glazed obscured windows to the side.

### Outside

To the front of the property is an open plan garden laid to lawn with driveway to the left hand side of the property offering off street parking for three to four vehicles and leads to the:

### Garage

16'11" x 8'9" (5.18 x 2.69)

With up and over door, light and power. Upvc double glazed window to the rear and upvc double glazed door opening to the side.

Side gate gives access to the:

### Rear Garden

Enclosed with concrete patio area, lawn, garden shed.

The garden backs onto agricultural land and enjoys a superb aspect towards Brent Knoll and is a particular feature of the property making a full inspection essential.

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## Description

This attractive semi detached bungalow is situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea being set in a prime position within the cul-de-sac enjoying an aspect over agricultural land to the rear with views towards Brent Knoll.

The bungalow briefly comprises entrance hall, lounge, kitchen with conservatory off, two double bedrooms and modern wet room. The property benefit from having gas central heating, upvc double glazed windows, garage, off street parking for two to three vehicles and enclosed garden to the rear. The property is being offered with no onward chain.

The property is in need of some modernisation and improvement and offer great potential for an individual to put their own mark on this ever sought after design of property.

## Directions

Proceed in a northerly direction along the Berrow Road continuing passing the inland lighthouse on the left hand side and after approximately one quarter of a mile take a right into Oak Tree Place. Proceed down Oak Tree Place bearing to the right and the property will be found on the left hand side in the cul-de-sac.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water

- Water not 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](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)

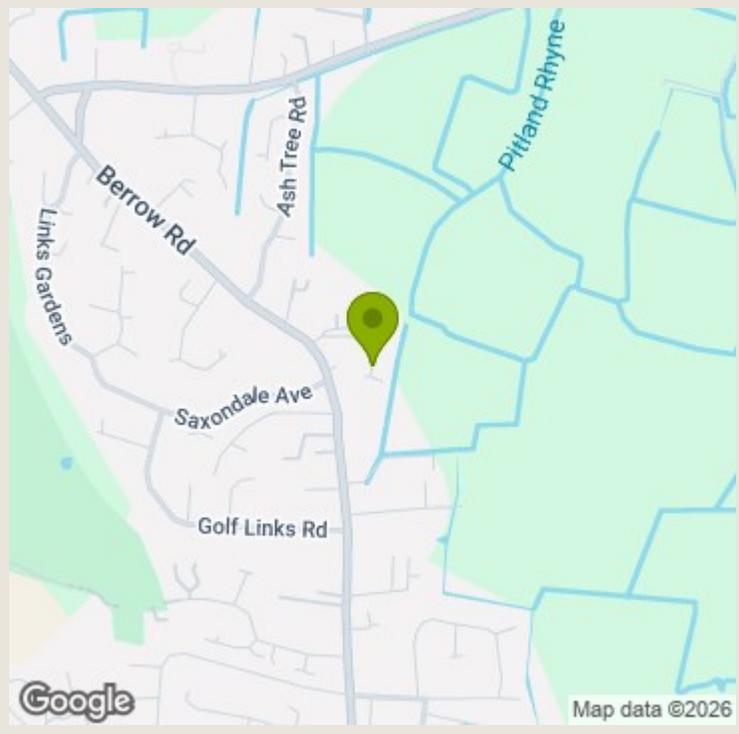
Flood Information:

[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)

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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

