



53 Worston Lane  
Burnham-On-Sea, TA8 1LZ  
Price £185,000

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

An opportunity to purchase a well proportioned two bedroom mid terraced house situated in a convenient location close to Burnham-on-Sea town centre.

In need of modernisation and improvement.

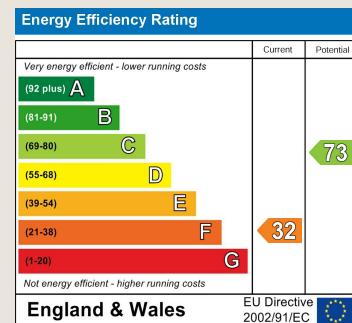
Entrance porch\* good size entrance hall\* lounge\* dining room\* kitchen\* utility and cloakroom off\* rear porch\* first floor landing\* two bedrooms\* bathroom\* upvc double glazed windows\* electric heating\* potential to create off street parking to the front\* good size enclosed garden to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: F



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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

Further part glazed door to the:

### Entrance Hall

Understair storage cupboard and stairs rising to the first floor.

### Lounge

11'5" extending to 13'10" x 12'0" (3.48 extending to 4.24 x 3.66)

Upvc double glazed bay window to the front, coved ceiling, picture rail and night storage heater.

### Dining Room

15'10" x 10'10" (4.85 x 3.32)

Night storage heater, coved ceiling, picture rail and upvc double glazed window to the rear.

### Kitchen

13'0" x 6'7" (3.98 x 2.01)

Fitted with a range of wall and floor units with double drainer sink unit, plumbing for automatic washing machine, electric cooker point, space for fridge, door to the rear porch and door to the utility room.

### Utility Room

6'9" maximum x 5'9" (2.07 maximum x 1.77 )

L shaped with upvc double glazed obscured window to the side. Space for freezer and door to the:

### Cloakroom

With low level w.c.

### Rear Porch

8'1" x 5'11" (2.47 x 1.81)

Upvc double glazed window to the rear and double glazed door to the rear garden.

### First Floor Landing

15'10" x 5'0" (4.83 x 1.54)

Roof Light.

### Bedroom 1

14'7" x 11'5" (4.47 x 3.49)

Two upvc double glazed windows to the front. Night storage heater.

### Bedroom 2

10'9" x 9'7" (3.30 x 2.93)

Night storage heater and upvc double glazed window to the rear.

### Bathroom

10'11" x 5'4" (3.35 x 1.65)

Comprising panelled bath, low level w.c., pedestal wash hand basin, night storage heater and heated towel rail. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an area laid to patio which offers the

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potential for the creation of off street parking should it be required and subject to any necessary consents.

## Rear Garden

Enclosed rear garden measuring approximately 60ft in length with useful block built shed attached to the rear of the property.

The garden is principally laid to lawn with outside tap and rear pedestrian gate.

## Description

This older style terraced house is situated in a convenient location close to Burnham-on-Sea town centre and sea front.

The property is in need of general modernisation and improvement and briefly comprises entrance porch opening to a good size entrance hall, lounge, dining room, kitchen, utility and w.c. off and rear porch.

To the first floor there is a landing, large double bedroom which offers the potential to be sub divided into two bedrooms should it be required and a further double bedroom. There is also a first floor bathroom.

The property benefits from upvc double glazed windows, has the potential to offer off street parking to the front of the property subject to any necessary consents and has a good size 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 the Catholic Church on the right hand side. Before the Lighthouse Inn on the right hand side take a left into Killarney Avenue. Take the next right into Worston Lane and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water not metered
- Electric room 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)

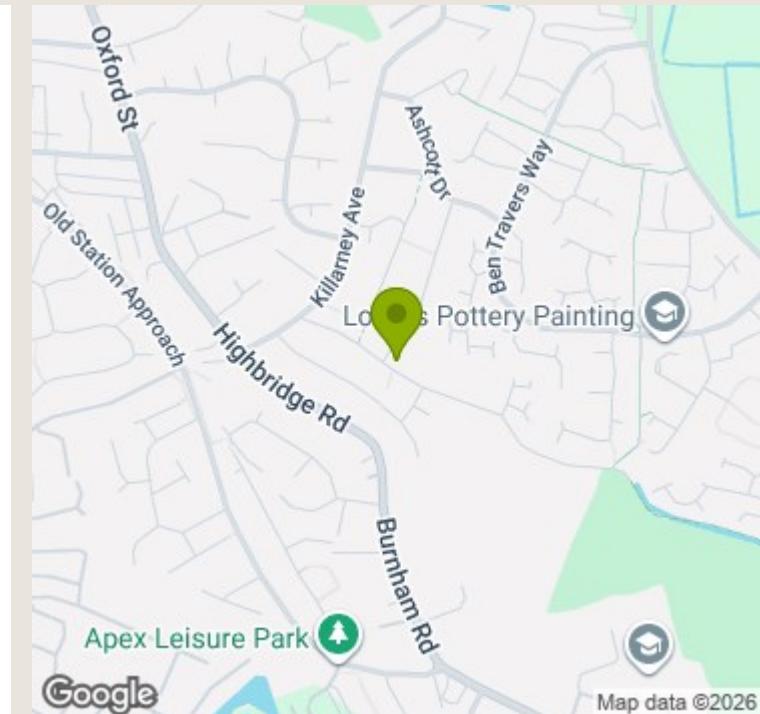
## Flood Information:

[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)

#### 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:  
Allsetsons 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

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