



1 Creswick Way

Burnham-On-Sea, TA8 2EH

Price £359,950



# PROPERTY DESCRIPTION

An attractive upgraded and improved three bedroom detached house located in a highly sought after position to the north of Burnham-on-Sea.

Entrance hall\* upgraded cloakroom\* attractive open plan lounge/dining room and beautifully appointed kitchen\* conservatory\* three bedrooms\* master en suite shower room\* upgraded family bathroom\* upvc double glazed windows\* gas central heating\* good size garage/workshop with utility area\* off street parking\* enclosed garden enjoying a good degree of privacy to the rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 70      | 77        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

### Cloakroom

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

### Open Plan Lounge/Dining/Kitchen

#### Lounge Area

14'2" x 12'5" (4.34 x 3.79)

Recessed spotlights and upvc double glazed window to the front. Two upvc double glazed windows to the side. Wide opening to the:

#### Kitchen/Dining Room

16'7" x 10'0" (5.07 x 3.06)

Fitted with an extensive range of attractive wall and floor units to incorporate integrated double oven, electric hob and extractor fan. Integrated dishwasher, integrated fridges, two integrated freezers, feature worktop with recessed ceramic sink. Unit downlighters, upvc double glazed window to the rear and upvc double glazed door to the:

### Conservatory

9'4" x 8'8" (2.86 x 2.66)

Of part brick and part upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

### First Floor Landing

Upvc double glazed window to the side. Airing cupboard with gas combination boiler supplying domestic hot water and radiators. Access to roof space.

### Bedroom 1

12'5" x 10'4" (3.81 x 3.15)

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

### En Suite Shower Room

7'6" x 2'9" (2.29 x 0.85)

Fitted with an attractive suite comprising shower cubicle with rainhead and hand held shower, wall mounted wash hand basin and close coupled w.c. Extractor fan, part tiled walls and part low maintenance walling.

### Bedroom 2

11'2" x 8'11" (3.41 x 2.73)

Upvc double glazed window to the rear.

### Bedroom 3

8'2" x 6'5" plus door recess (2.51 x 1.98 plus door recess)

Built in storage cupboard and upvc double glazed window to front.

### Family Bathroom

7'3" x 5'7" (2.21 x 1.72)

Fitted with an attractive modern suite comprising panelled bath with shower over and screen, vanity wash hand basin with cupboards below and close coupled w.c. Heated towel rail and upvc double glazed obscured window. Tiled walls.

### Outside

Open plan garden laid principally to lawn.

To the side of the property is a driveway offering off street parking with electric charging point.

### Garage/Workshop

23'11" x 9'0" (7.31 x 2.75)

With up and over door, light and power. To the rear of the garage is the:

# PROPERTY DESCRIPTION

## Utility Area

With wall and floor units, plumbing for automatic washing machine and space for tumble dryer. Window to the rear. Light and power. Personal access door to the rear garden.

## Rear Garden

Access gates both side of the property lead to the rear garden with a good size lawn area, patio area, outside tap and outside light.

The garden enjoys a good degree of privacy and is a particular feature of the property.

## Description

This attractive detached house has been upgraded, improved and remodelled by the present vendors to offer well planned, beautifully appointed living accommodation that briefly comprises entrance hall with upgraded cloakroom, good size lounge/dining room with beautifully appointed kitchen/breakfast room and conservatory off. The lounge/dining room benefits from having two additional windows to the side affording maximum natural light. The kitchen is beautifully appointed with integrated appliances.

To the first floor there is a landing, three bedrooms with the master having an en suite shower room and a well appointed family bathroom.

The property benefits from gas central heating with a modern combination boiler, upvc double glazed windows, good size garage/workshop with utility area to the rear and off street parking with electric charging point.

Offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

## Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed north along the Berrow Road taking the second turning right into Rectory Road. Take the second right into Rectory Drive and continue around the left hand hand. Turn right at the end of the road and then left into Creswick Way. The property will be found immediately on the left 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

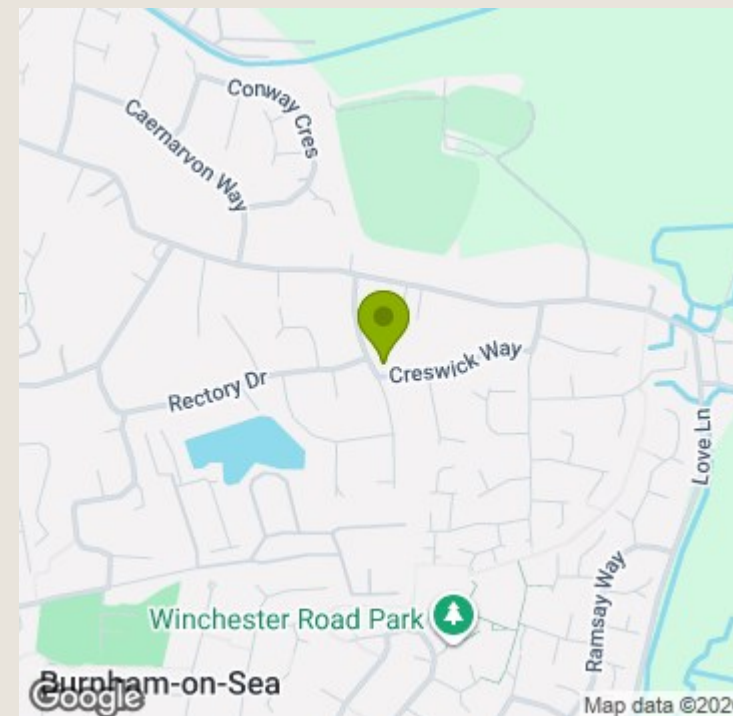
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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. Berryman's 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

