



115 Love Lane

Burnham-On-Sea, TA8 1EX

Price £285,000



# PROPERTY DESCRIPTION

An attractive, extended and upgraded semi detached bungalow set in a good size plot in a convenient location close to Burnham-on-Sea town centre and sea front.

\*Entrance hall \*Open plan lounge/dining room and well appointed kitchen \*Two double bedrooms \*Bathroom \*Gas central heating \*Upvc double glazed windows \*Garage and off street parking for numerous vehicles \*Good size rear garden which extends to approximately 85ft in length.

## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation

Upvc double glazed door with matching side panel to:

## Entrance Hall

Built in storage cupboard, access to boarded roof space with ladder with gas combination boiler supplying domestic hot water and radiators and Velux window.

## Open Plan Lounge/Dining Room/Kitchen

### Lounge Area

16'4" x 10'7" (4.98 x 3.23)

Internal window to side, three wall light points, wide opening to KITCHEN and wide opening to:

### Dining Area

10'2" x 7'6" (3.118 x 2.29)

Upvc double glazed french doors with matching side panels opening to the rear garden.

### Kitchen Area

17'8" x 8'3" (5.40 x 2.54)

Fitted with an extensive range of wall and floor units to incorporate a single sink/drain unit, integrated double oven, hob and extractor fan, plumbing for automatic dishwasher and washing machine, space for fridge/freezer, dual aspect Upvc double glazed windows to side and rear.

## Bedroom 1

12'9" x 10'7" (3.89 x 3.25)

Upvc double glazed window to front.

## Bedroom 2

8'3" x 7'6" (2.54 x 2.29)

Upvc double glazed window to front.

## Bathroom

6'6" x 5'2" (2.00 x 1.60)

Recently fitted with a white suite comprising of a panelled bath with shower over, vanity hand wash basin with cupboards below, close coupled wc, low maintenance walling and Upvc double glazed obscured window to side.

## Outside

To the front of the property is a boundary fence, to the right hand side there is an opening to a long driveway offering off street parking for numerous vehicles. To the side of the property is laid mainly to decorative stone and concrete to provide further off road parking should it be required. The driveway leads to the GARAGE.

To the rear of the property is an enclosed garden area with measures to approximately 85ft in length x 25ft in width, a good size patio, good size lawn area, outside tap and outside light.

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## Garage

16'1" x 8'1" (4.92 x 2.48)

Up and over door, power and light, Upvc double glazed door to the garden and Upvc double glazed window to rear.

## Description

This attractive semi detached bungalow has been extended and upgraded to offer well planned, deceptively sized living accommodation. The property briefly comprises of an entrance hall, good size open plan lounge/dining room, well appointed kitchen, two double bedrooms and bathroom. The property benefits from having Upvc double glazed windows, gas central heating, a long driveway offering off street parking for numerous vehicles and garage.

To the rear of the property is an enclosed garden that is approximately 85ft in length. The garden enjoys a sunny aspect and a good degree of privacy. An early application to view is strongly recommended by the vendors selling agent.

## Directions

From the M5 motorway at Edithmead take the 2nd exit proceeding towards Burnham-On-Sea on Queens Drive, at the next roundabout take 2nd exit onto Love Lane and the property is 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:

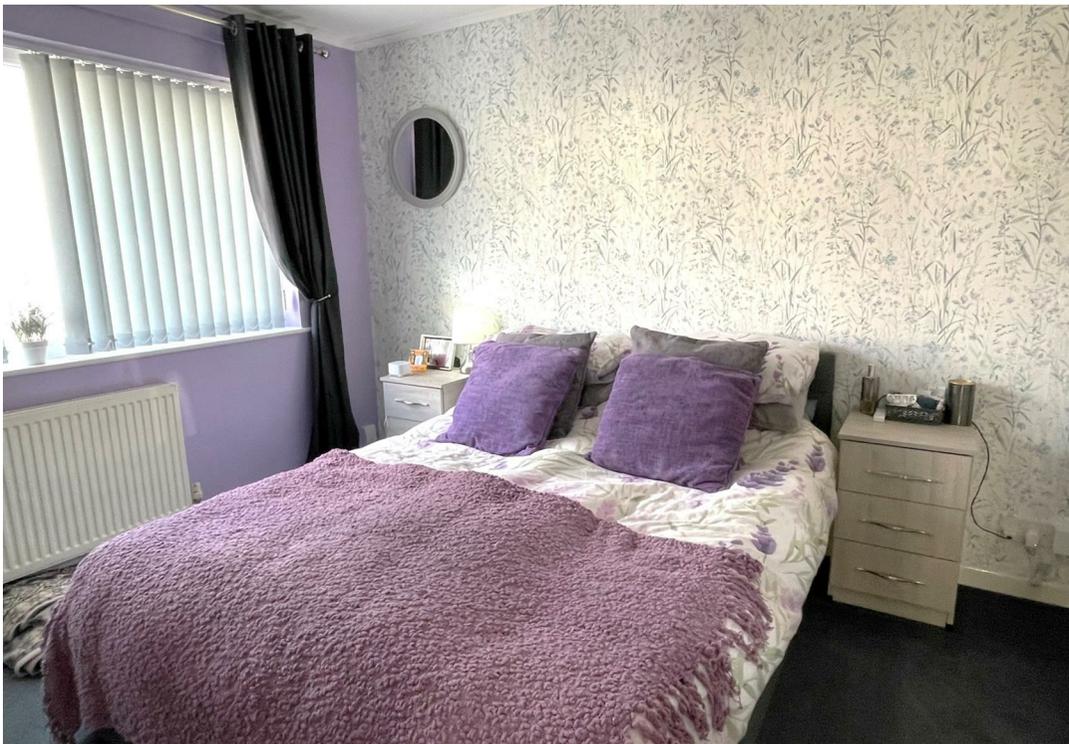
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

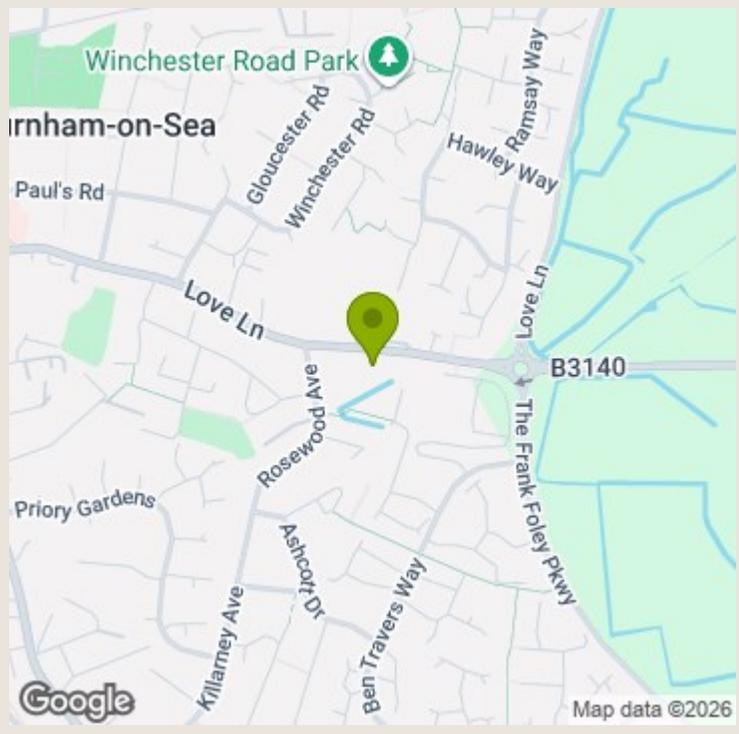
Flood Information:

[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**

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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

