



43 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £335,000



PROPERTY DESCRIPTION

A detached, three bedroom property, set on a corner plot in a sought after location, close to Burnham on Sea town centre and beach.

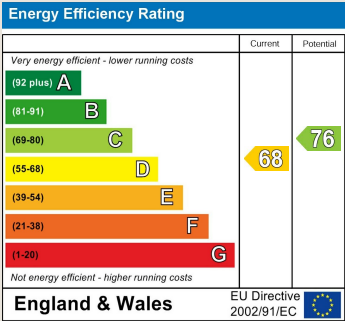
Entrance hall* Cloakroom* Lounge with bay window* Separate dining room* Breakfast kitchen* Utility room* Three bedrooms (one currently used as a dressing room)* En suite shower room to bedroom one* Family bathroom* Gas fired central heating with recently installed boiler* Double glazing* Driveway parking* Garage* Landscaped, low maintenance gardens to the rear*

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with balustrade to the double glazed entrance door with obscure glazed panels to the:

Entrance Hall

Radiator, understair storage cupboard and stairs rising to the first floor.

Cloakroom

5'3" x 1'11" (1.61 x 0.59)

With a white suite comprising low level w.c., pedestal wash hand basin, radiator and obscure double glazed window.

Lounge

16'2" maximum x 10'4" (4.93 maximum x 3.16)

Double glazed box bay window overlooking the front garden, radiator, multi pane door to the:

Dining Room

9'7" x 9'3" (2.93 x 2.82)

Radiator, double glazed French door and side panels to the rear garden. Door to the:

Kitchen/Breakfast Room

9'6" x 9'7" (2.91 x 2.93)

Fitted with a range of wood effect fronted units including base cupboards, drawers and matching wall mounted cupboards with contrasting worktops with space for cooker, fridge/freezer and dishwasher. One and a quarter bowl stainless steel sink unit, breakfast bar, radiator, double glazed window to the rear garden and door to the:

Utility Room

9'6" x 5'0" (2.92 x 1.53)

With base cupboards and wall mounted cupboards. Worktop with space under for washing machine, single drainer stainless steel sink unit, wall mounted cupboard housing the gas fired boiler, double glazed window overlooking the rear and door to the side.

First Floor Landing

Access to roof space. Airing cupboard with hot water tank. Obscure double glazed window.

Bedroom 1

10'4" maximum x 10'1" maximum (3.17 maximum x 3.08 maximum)

Radiator, fitted double wardrobe with sliding doors, double glazed window to the rear, built in double wardrobe and door to the:

En Suite Shower Room

10'1" x 2'11" (3.08 x 0.90)

With low level w.c. vanity wash hand basin set into worktop with cupboards under, tiled shower cubicle with wall mounted shower, ladder style towel rail and obscure double glazed window.

Bedroom 2

9'6" x 8'4" plus door recess (2.91 x 2.56 plus door recess)

Radiator and double glazed window overlooking the front.

Bedroom 3/Dressing Room

5'10" excluding wardrobes x 6'6" (1.78 excluding wardrobes x 2)

Range of fitted shelved cupboards and wardrobes including a desk with drawer unit under, double glazed window to the front, radiator and wall mounted cupboards.

Bathroom

7'3" maximum x 6'0" (2.21 maximum x 1.84)

Fitted with a white suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin and low level w.c. Ladder style towel rail and obscure double glazed window. Tiled walls.

Outside

The front of the property is laid to a brick pavier driveway with curved gravelled shrub bed and hedge boundary,

The driveway provides parking and leads to the:

PROPERTY DESCRIPTION

Garage

17'6" x 7'8" (5.34 x 2.35)

With metal up and over door and side personal door.

From the front side timber gate gives access to the:

Rear Garden

Laid to attractive ornamental patio and gravel for ease of maintenance. Timber pergola seating area surrounding flower and shrub borders. Outside tap. Wall and fenced boundary.

Description

This three bedroom, detached house is situated on the popular Priory Gardens development which lies under half a mile from Burnham on Sea town centre shopping facilities with beach beyond.

The accommodation is presented over two floors and comprises: Entrance hall with cloakroom off, good-size lounge with double glazed, box bay window overlooking the front, separate dining room with french door to the rear garden, breakfast kitchen and utility room.

To the first floor there are three bedrooms, bedroom one benefitting from an en suite shower room and bedroom three having fitted wardrobes and a desk. The family bathroom completes the first floor.

The property is has undergone some improvement works including a Vaillant, gas fired boiler, new carpeting and hot water tank.

Externally, the property is situated on a corner plot, the driveway to the front is laid to brick pavior providing parking and leading to the single garage with up and over door and personal door to the side. A particular feature of the property is the attractively landscaped, enclosed rear garden which is laid to areas of ornate patio, gravel and has a pergola seating area.

Directions

From the Esso garage at the top of Love Lane, take the first exit off the mini roundabout onto Oxford Street and take the third turning into Priory Gardens. Proceed along Priory Gardens where number 43 can be found on the corner of Abbots Close.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

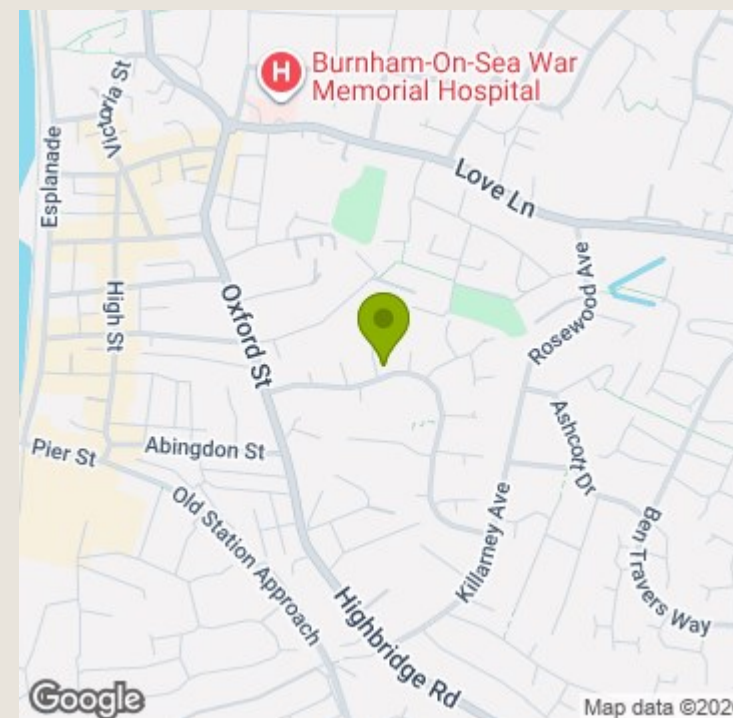
Flood Information:

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

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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.
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