



132 Marine Drive

Burnham-On-Sea, TA8 1QJ

Price £169,950



# PROPERTY DESCRIPTION

An attractive 1 bedroom back to back house with gas central heating, double glazed windows, designated off street parking. Offered with the benefit of no onward chain.

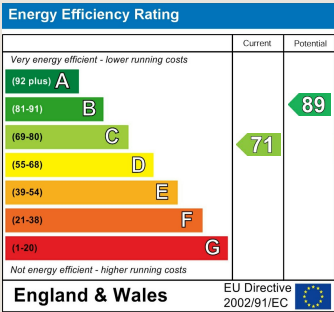
- \*Entrance hall
- \*Lounge
- \*Kitchen/breakfast room
- \* Double bedroom
- \*Bathroom
- \*Central heating
- \*Upvc double glazed windows
- \*Off-street parking
- \*Low maintenance garden

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to:

### Entrance hall

3'2" x 3'1" (0.97 x 0.94)

Cupboard with radiator and electrical consumer unit with doors to:

### Lounge

12'7" x 10'11" (3.85 x 3.34)

Upvc double glazed bay window to the front, stairs rising to the first floor and a door leading to:

### Kitchen/breakfast room

12'7" x 5'9" (3.86 x 1.76)

Fitted with a range of wall and floor units, incorporated single sink drainer unit, electrip cooker point with extractor hood over, space for a fridge/freezer and Upvc double glazed window to the front.

### First floor landing

Cupboard housing gas combination boiler supplying hot water to radiators.

### Double bedroom

11'0" x 9'1" (3.36 x 2.78)

Double glazed window to the front, built in double wardrobe

### Bathroom

6'0" x 5'8" (1.85 x 1.75)

Comprising of a paneled bath with shower over, pedistal hand wash basin, w/c, extractor fan and Upvc double glazed obscured window

### Outside

Situated to the front and side of the property is an area of garden that is low maintenance. Located to the rear of the property is the designated off street parking.

## Description

This ever sought after design of 1 bedroom house is situated on the esplanade end of the road and briefly comprises of an entrance hall, lounge, kitchen/breakfast room, double bedroom and bathroom. The property benefits from having gas central hating, Upvc double glazed windows, designated off street parking and offered with no onward chain making an early inspection is essential.

## Directions

From Burnham-On-Sea town centre proceed through the traffic lights, at the end of the high street turn left onto Marine Drive and proceed down Marine Drive where the property can be found on your left hand side.

## Material information (Paragraph)

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

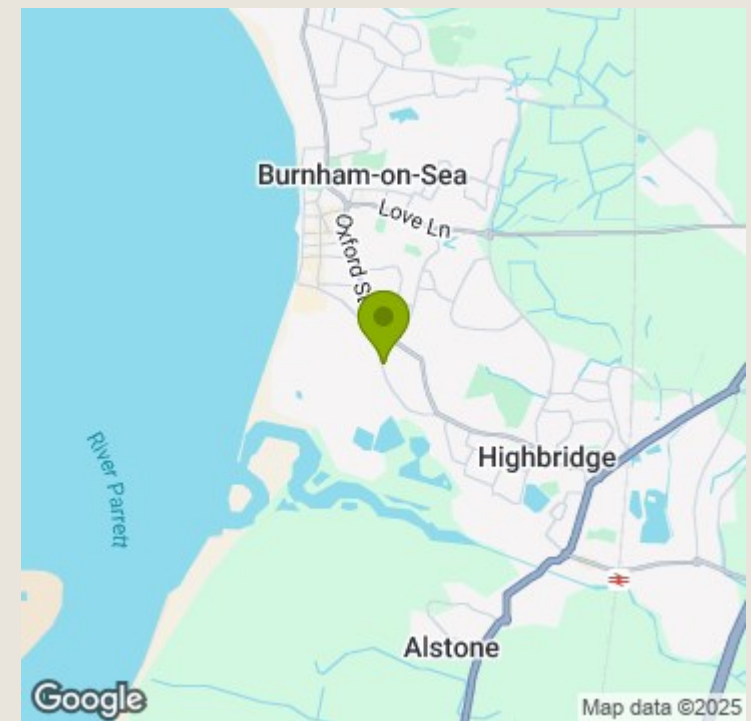
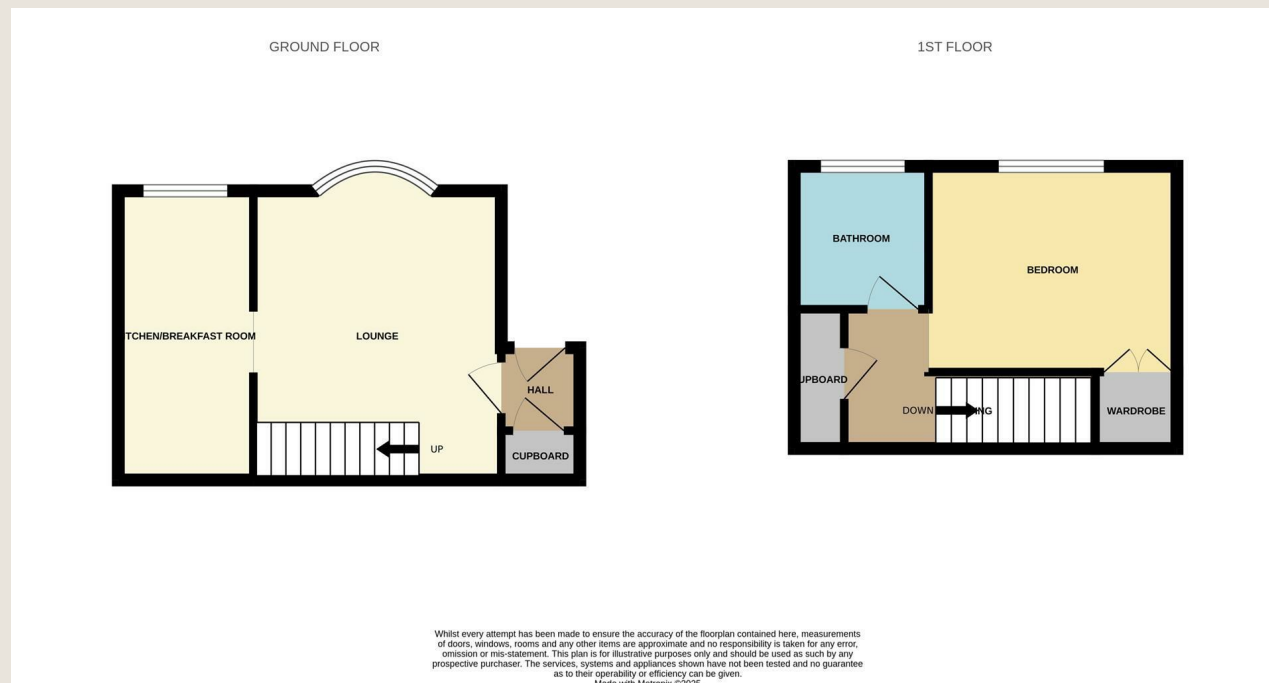
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Flood Information:

[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 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. 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

