



32 Saxondale Avenue

Burnham-On-Sea, TA8 2PS

Price £260,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

This extended two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a well-proportioned home with considerable potential.

Entrance porch* entrance hall* lounge* kitchen/dining room* conservatory* two bedrooms* bathroom* double glazing* central heating* carport* gardens* parking.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Obscure double glazed door to the:

Entrance Porch

2'11" x 2'0" (0.90 x 0.62)

Further double glazed obscured door to the:

Entrance Hall

9'8" x 8'3" (2.97 x 2.52)

Radiator, access to roof space.

Lounge

12'5" x 11'6" (3.81 x 3.52)

Double glazed window to the front, radiator, feature fireplace, television point.

Kitchen/Dining Area

21'9" maximum x 11'8" maximum (6.64 maximum x 3.57 maximum)

Range of matching wall and floor units with contrasting worktop over, central island with further drawers and storage area, triple aspect double glazed windows and sliding door to the conservatory. Inset sink with mixer tap, four ring gas hob with extractor fan over, eye level oven, tiled splashbacks, tiled floor and space and plumbing for washing machine and dishwasher. Obscure double glazed door to the side.

Conservatory

12'2" x 9'3" (3.72 x 2.83)

Double glazed windows on low brick walls with polycarbonate roof. Tiled floor and French doors opening to the rear garden.

Bedroom 1

11'2" x 9'7" (3.42 x 2.94)

Built in wardrobes with mirror fronted sliding doors. Double glazed window to the rear, radiator.

Bedroom 2

12'3" x 7'5" (3.75 x 2.27)

Double glazed window to the front, radiator.

Bathroom

7'7" x 4'11" (2.32 x 1.50)

Obscure double glazed window to the side, close coupled w.c., wash hand basin with mixer tap and storage under, bath with shower over, tiled walls and tiled floor. Heated towel rail.

Outside

To the front of the property there is a lawned garden area with brick pavier driveway giving access to the:

Carport

Electric roller door, side gate to the rear garden and upvc double glazed door to the porch.

Rear Garden

Laid to lawn with patio area with part fenced boundaries and various shrubs and bushes. Greenhouse. Raised pond.

PROPERTY DESCRIPTION

Workshop

15'8" x 8'0" (4.78 x 2.44)

With power, light and separate fuse box.

Description

The property benefits from a car port and a private, level and generously sized rear garden, ideal for outdoor enjoyment or future enhancement.

Internally, the bungalow provides flexible accommodation, with the extension creating a spacious kitchen/dining area that adds valuable living space and enhances the overall layout and appeal.

With no compromise on outdoor space, this property will particularly appeal to downsizers, first-time buyers, or those looking for a manageable project in a desirable setting.

Offered with no onward chain, early viewing is highly recommended to fully appreciate the space and potential on offer.

Directions

Proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Saxondale Avenue. Proceed down the road where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water - Owned Solar Panels
- 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

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:
 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

