

40 Maple Drive

Burnham-On-Sea, TA8 1DQ

Price £279,950

BERRYMAN'S

PROPERTY DESCRIPTION

An extended three/four bedroom house situated in the ever sought after "Steart" area of Burnham-on-Sea within walking distance of the town centre and sea front.

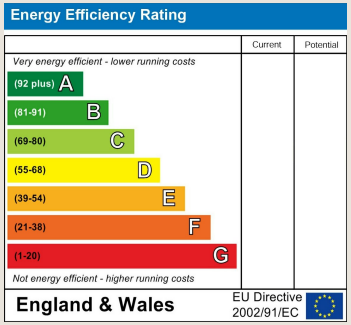
Entrance porch* entrance hall* lounge* extended dining room/bedroom* kitchen* further ground floor bedroom* bathroom* two first floor bedrooms* en suite shower room* parking* gardens* garage.
Must be seen.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with side panel to the:

Entrance Porch

Tiled floor and further part glazed door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor and electric meter cupboard.

Lounge

16'1" x 11'5" (4.92 x 3.50)

Upvc double glazed window to the front, feature fire surround with gas fire.

Kitchen/Breakfast Room

10'8" x 8'3" (3.26 x 2.54)

Fitted with a range of wall and floor units incorporating one and a half bowl drainer sink unit, electric cooker point, plumbing for automatic washing machine, space for fridge/freezer.

Dining Room/Bedroom 4

14'4" x 8'5" (4.38 x 2.57)

Upvc double glazed window to the side. Sliding door to the rear garden.

Bedroom 3

11'6" x 10'11" (3.51 x 3.35)

Good size understair storage cupboard and upvc double glazed window to the rear.

Bathroom

6'4" x 4'11" (1.95 x 1.52)

Comprising panelled bath, pedestal wash hand basin and close coupled w.c.

Upvc double glazed obscured window to the side.

First Floor Landing

Access to roof space.

Bedroom 1

15'7" x 12'5" (4.75 x 3.79)

Upvc double glazed window to the front and built in wardrobes. Door to the:

En Suite Shower Room

9'4" x 4'2" (2.86 x 1.29)

Tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Access to eaves storage and airing cupboard. High level upvc double glazed window to the side.

Bedroom 2

11'1" x 5'4" (3.40 x 1.64)

Two upvc double glazed Velux windows to the rear and door to a large area of eaves storage.

Outside

To the front of the property is a boundary fence with two gates giving access to a driveway offering off street parking leading to the:

PROPERTY DESCRIPTION

Garage

19'8" x 7'6" (6.01 x 2.31)

Two metal opening doors, windows to the side and rear and upvc door to the rear garden. Light and power.

The front garden is laid to lawn with borders containing shrubs and bushes.

Rear Garden

The rear garden is laid for ease of maintenance with flower borders.

Description

Situated in arguably one of the most sought after locations within Burnham-on-Sea being located just off the Esplanade and within a short walk of the town centre and sea front.

This attractive semi detached house briefly comprises entrance porch, entrance hall, lounge, extended dining room/bedroom, well appointed kitchen, ground floor double bedroom, well appointed bathroom and to the first floor there are two bedrooms with the main bedroom having an en suite shower room.

The property benefits from having gas central heating, upvc double glazing, good size garage, gated off street parking and low maintenance garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed along the Esplanade passing the B & M carpark on the left hand side. Take the second turning left after the car park into Margaret Crescent and right into Maple Dive. Proceed down Maple Drive and the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-Ordered

- Mains electric, gas and water
- Water not 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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT