

2 Bishops Path

Burnham On Sea, TA8 1RF

Price £265,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive three bedroom semi-detached house situated in the highly sought after "Priory Gardens" development. This house is located in a cul-de-sac within a short walk of Burnham-on-Sea town centre and sea front.

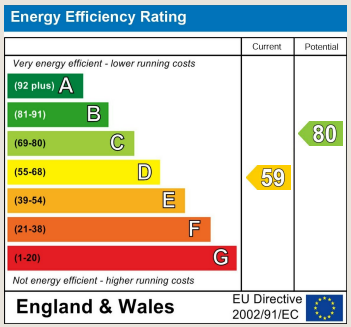
Entrance Hall* Cloakroom* Lounge* Kitchen/Diner* Three Bedrooms* Bathroom* Gas Fired Central Heating* Double Glazed Windows* Garage* Parking* Gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Cloakroom

Close coupled w.c., corner wash hand basin and obscured double glazed window to the side.

Lounge

16'9" maximum x 13'2" maximum (5.11 maximum x 4.02 maximum)

Feature fire surround, wooden flooring, stairs rising to the first floor and upvc double glazed window to the front.

Kitchen/Diner

13'1" x 7'9" (4.00 x 2.38)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, electric cooker point, gas boiler supplying domestic hot water and radiators, space for fridge, upvc double glazed window to the rear and upvc double glazed door to outside.

First Floor Landing

Access to roof space.

Bedroom 1

18'4" x 7'8" (5.59 x 2.35)

Upvc double glazed windows to the front and rear.

Bedroom 2

11'6" x 11'2" maximum (3.52 x 3.42 maximum)

Two upvc double glazed windows to the front, built in wardrobe and airing cupboard.

Bedroom 3

10'9" x 6'2" (3.30 x 1.88)

Upvc double glazed window to the rear.

Bathroom

6'0" x 5'2" (1.83 x 1.59)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Driveway offering off street parking for one vehicle.

Garage

18'6" x 7'10" (5.66 x 2.41)

With up and over door, light and power. Upvc double glazed door to the rear garden.

Rear Garden

Good size enclosed garden with lawn, patio area and borders containing shrubs and bushes. Outside tap and outside light.

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Description

Situated in one of the most sought-after areas of the town, this semi-detached house is offered in very good order throughout. Benefitting from a cul-de-sac location within the Priory Gardens development, it is within a short walk of the town centre, sea front and all local amenities.

The property briefly comprises entrance hall with cloakroom, lounge, kitchen/diner and to the first floor there is a landing, three bedrooms and a bathroom.

The property benefits from gas central heating, upvc double glazed windows, good size enclosed rear garden, garage and off-street parking.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Priory Gardens and follow the road around where Bishops Path will be found on the left hand side. Proceed into the cul-de-sac and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-C
EPC-D

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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





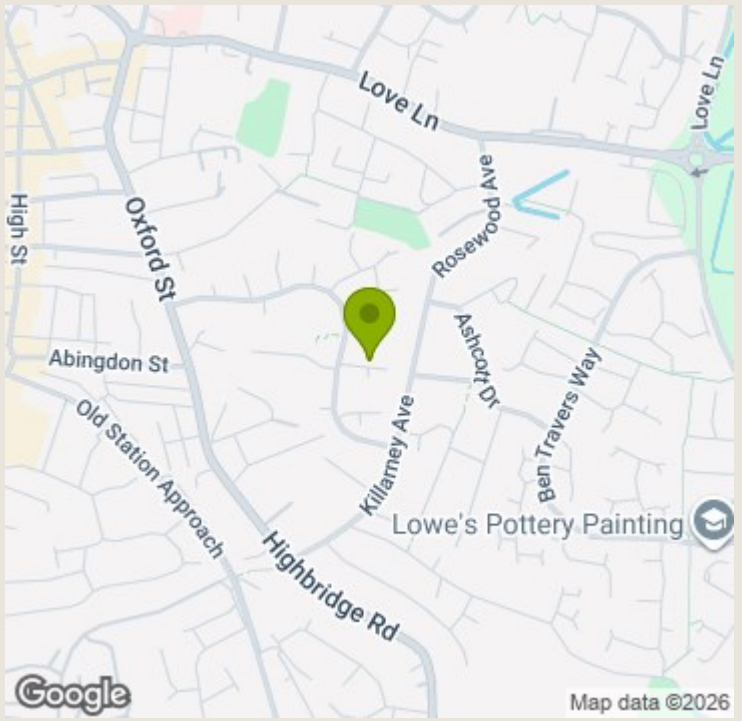












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, 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

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