



20 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £239,950

 BERRYMANS<sup>®</sup>

# PROPERTY DESCRIPTION

Three bedroom semi detached house situated in a highly sought after residential location to the north of Burnham-on-Sea.

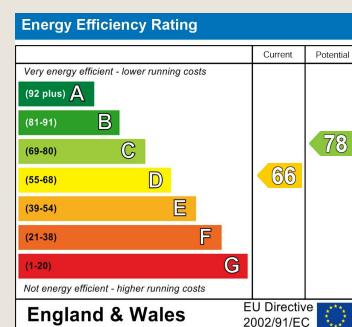
Entrance porch\* entrance hall\* lounge/diner\* kitchen\* first floor landing\* three bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* rear garden.

## 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 Porch

5'6" x 2'7" (1.70 x 0.81)

Upvc double glazed construction with part glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge/Diner

24'6" x 11'3" narrowing to 7'4" (7.47 x 3.45 narrowing to 2.24)

Upvc double glazed feature window to the front, upvc double glazed patio doors opening to the rear garden and door to the:

### Kitchen

9'7" x 6'6" (2.93 x 1.99)

Fitted with a range of wall and floor units to incorporate integrated oven, gas hob with extractor hood over, one and a half bowl drainer sink unit, understair storage cupboard, integrated fridge/freezer, upvc double glazed window to the rear and upvc double glazed door to outside.

### First Floor Landing

Upvc double glazed window to the side and access to roof space.

### Bedroom 1

10'7" x 7'9" (3.24 x 2.37)

Wall length mirror fronted wardrobes with mirror sliding doors. Upvc double glazed window to the front.

### Bedroom 2

10'9" x 7'8" (3.28 x 2.34)

Upvc double glazed window to the rear.

### Bedroom 3

8'1" x 6'3" (2.48 x 1.93)

Upvc double glazed window to the front.

### Bathroom

7'6" x 6'3" (2.30 x 1.91)

P shaped bath with mixer tap and shower attachment with separate shower over, pedestal wash hand basin and close coupled w.c. Cupboard housing the gas combination boiler supplying domestic hot water and radiators. Heated towel rail and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is an open plan garden laid to lawn. Side gate gives access to the rear garden.

To the side of the property is a driveway offering off street parking.

### Rear Garden

Enclosed and laid to lawn with patio area.

### Description

This attractive semi detached house briefly comprises entrance porch, entrance hall, lounge/diner, kitchen, three bedrooms and bathroom.

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

The property is in a highly sought after residential location to the north of Burnham-on-Sea.

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 beside the Esso service station proceed along the Berrow Road in a northerly direction passing the inland lighthouse on the left hand side. Take a right turn into Shelley Drive. Proceed to the end of Shelley Drive where Coleridge Gardens will be found on the left. Proceed into Coleridge Gardens and the property will be found on the left.

### Material Information

Additional information not previously mentioned

- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

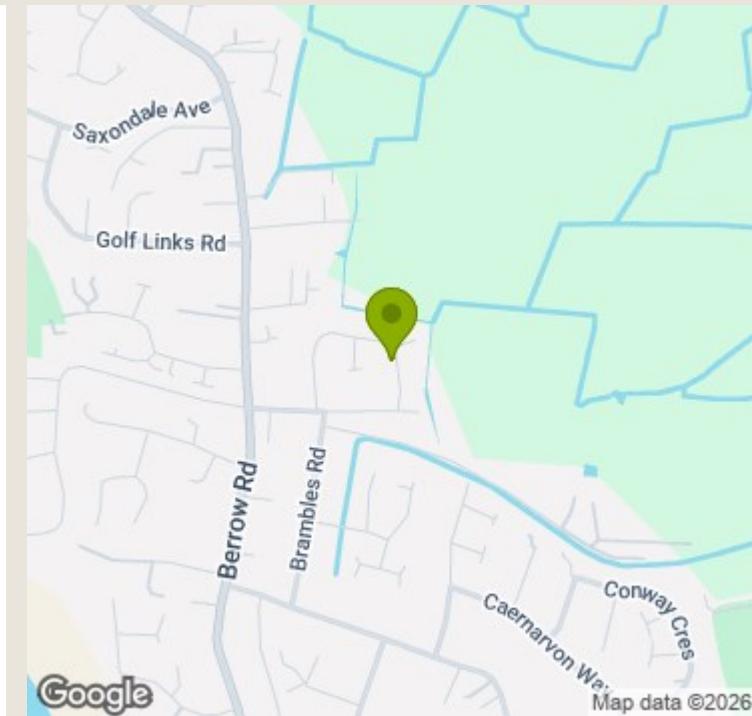
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Allsets 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

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