46 Broadhurst Gardens

Burnham-On-Sea, TA8 1LP

Price £289,950

BERRYMAN'S

PROPERTY DESCRIPTION

A beautifully presented, spacious, three bedroom semi detached house, situated in a convenient, level location under a mile from Burnham on Sea town centre and beach.

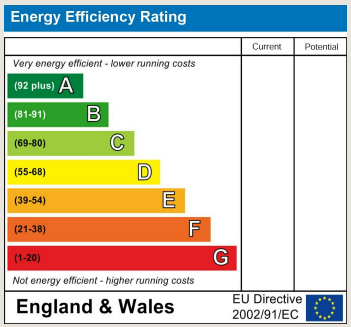
Entrance hall* Cloakroom* Spacious lounge* Modern, fitted kitchen diner* Three bedrooms* Refitted shower room* Three first floor bedrooms (two with fitted wardrobes) Gas fired central heating* Double glazing* Ample parking to the front and side* Garage* Low maintenance, enclosed rear garden* Must be viewed internally

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panel and obscure glazed side panel to the:

Entrance Hall

3'10" x 5'9" (1.19 x 1.76)

With radiator and door to the:

Cloakroom

5'1" x 2'6" (1.56 x 0.77)

White suite comprising low level w.c. with concealed cistern and vanity wash hand basin with cupboard under. Radiator, tiled splashback and high level obscure double glazed window.

Lounge

15'2" x 13'1" (4.63 x 3.99)

Multi pane obscure glazed door from the hall. Large picture double glazed window overlooking the front. Modern tall radiator.

Kitchen/Diner

15'1" x 11'0" (4.61 x 3.37)

Fitted with a range of modern white drawer units and matching wall mounted cupboards. Contrasting worktops over with one and a half bowl drainer sink unit with mixer tap. Fitted electric hob with extractor hood over and glazed splashback. Built in double oven, space for washing machine, space for fridge/freezer, modern tall radiator, space for dining table and double glazed French doors to the rear garden. Double glazed door with obscure glazed panel to the driveway. Walk-in understair storage cupboard housing the gas fired boiler. Tiled floor and double glazed window overlooking the rear garden.

First Floor Landing

Access to roof space and double glazed window.

Bedroom 1

10'7" x 8'10" (3.25 x 2.71)

Modern radiator, two double fitted wardrobes with drawers under and double glazed window overlooking the rear garden.

Bedroom 2

12'9" x 7'7" plus door recess (3.90 x 2.33 plus door recess)

Fitted double wardrobe with sliding doors. Radiator, double glazed window overlooking the rear.

Bedroom 3

10'0" x 6'10" (3.06 x 2.09)

Radiator, double glazed window to the front.

Modern Fitted Shower Room

7'5" x 5'7" (2.27 x 1.72)

Large corner shower cubicle with sliding doors and wall mounted shower. Vanity wash hand basin set into worktop with cupboards below and low level w.c. with concealed cistern. Heated ladder style towel rail.

Outside

The area to the front of the property has been laid to resin providing ample parking and continuing to the side of the property where there is a CARPORT leading to the:

Garage

16'0" x 7'11" (4.90 x 2.42)

With metal up and over door, power and light. Personal door.

From the side drive a timber gate gives access to the:

Rear Garden

An attractive feature of the property being laid to resin with interspersed modern patio

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area, raised shrub borders and further patio providing a seating area.

Timber garden shed. outside tap and enclosed by timber fencing.

Description

This spacious, three bedroom, family home is presented in excellent order throughout and situated in a cul de sac location, under a mile from Burnham on Sea town centre facilities with beach beyond.

The accommodation is presented over two floors and comprises; a good size entrance hall with modern cloakroom off, lounge with picture window overlooking the front, modern kitchen diner with built in oven and hob, tiled floor, large, walk in storage cupboard and French doors to the rear garden.

To the first floor there are three good-size bedrooms and a modern, refitted shower room. The accommodation is enhanced by gas fired central heating and double glazing.

Externally, the open plan front garden and driveway to the side has been laid to resin providing ample parking and leading to the car port and garage. The rear garden has been beautifully laid for ease of maintenance to resin, interspersed with modern patio areas providing seating and a raised shrub bed. There is a timber garden shed for storage and the garden is enclosed with timber fencing.

An early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, turn left onto Oxford Street which becomes Highbridge Road. Proceed along Highbridge Road and turn right by the Police Station into Broadhurst Gardens. Proceed to the end of the cul de sac where the property can be found on the right hand side.

Material Information

Additional information not previously mentioned

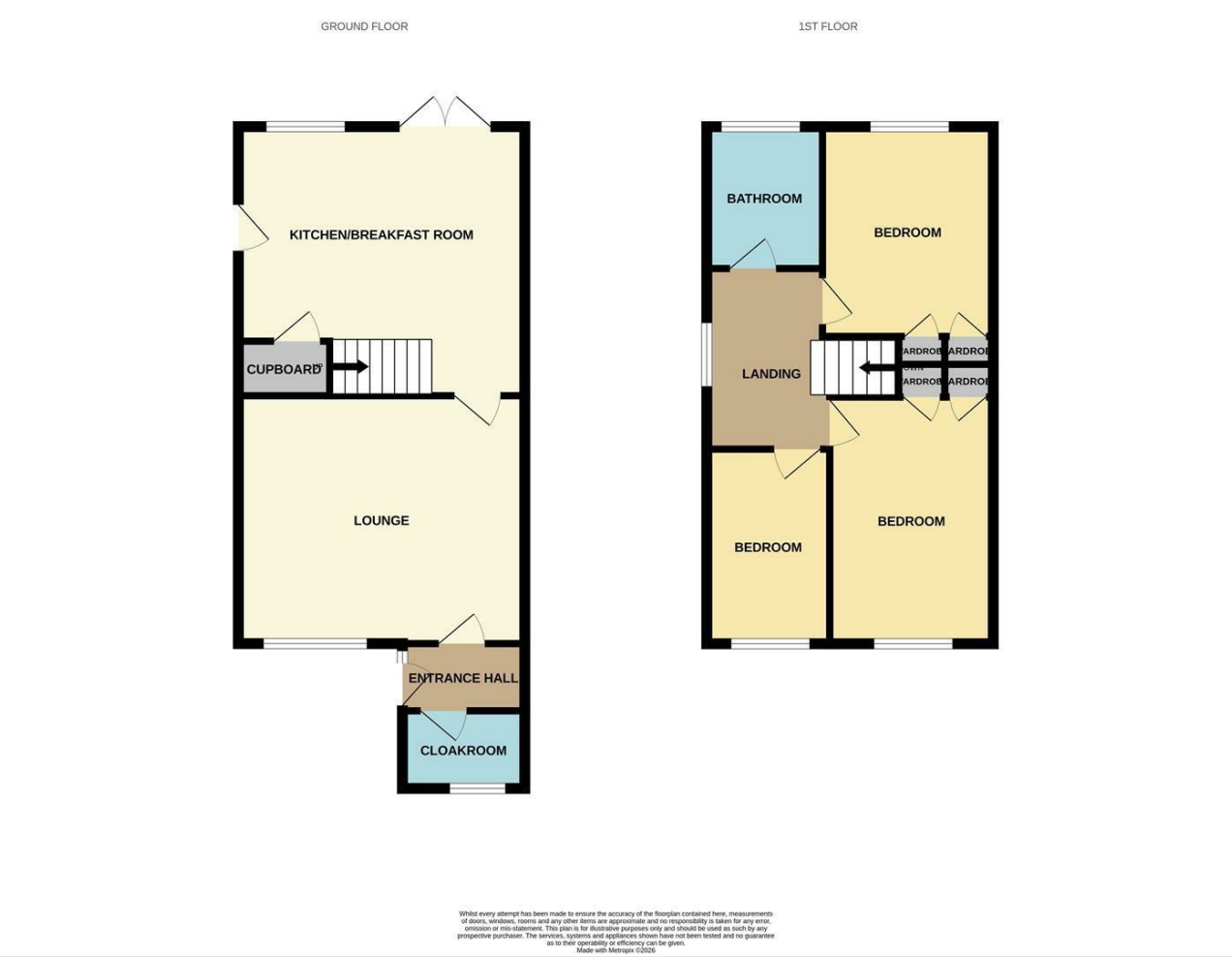
Council Tax Band-C

EPC-Ordered

- 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
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