



9 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £224,950



PROPERTY DESCRIPTION

This attractive older style three bedroom terraced house is located a short distance from Burnham-on-Sea's town centre and sea front and benefits from have off street parking for one vehicle. The property offers a great opportunity for first time buyers, families, and investors.

The property comprises of a generously sized lounge, dining room, breakfast room, kitchen, three bedrooms (two doubles), and a jacuzzi bath and shower room with separate w/c. The property benefits from having gas central heating, Upvc double glazed windows and an enclosed courtyard garden to the rear.

*Entrance hall *Hallway *Lounge *Dining room *Breakfast room *Kitchen *First floor landing *Three bedrooms *Bath/shower room *Separate W/C *Courtyard garden used as off street parking *Gas central heating *Convenient location



Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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)

Entrance hall

Hallway

Lounge

12'11" x 12'11" (3.95 x 3.95)

Generously sized lounge with double glazed bay window to front, wood laminate flooring, radiator, ceiling rose and moulded cornice

Dining room

11'6" x 10'6" (3.51 x 3.21)

Double glazed French doors to the courtyard garden, radiator, wood laminate flooring and radiator

Breakfast room

10'4" x 9'8" (3.16 x 2.97)

Double glazed window to side, cupboard housing the 'Worcester' gas fired boiler, wood laminate flooring and radiator. Opening to:

Kitchen

12'5" x 6'5" (3.81 x 1.97)

Fitted with a range of wall and base units with worktop surfaces, stainless steel single drainer sink unit with mixer tap, four ring ceramic hob with extractor hood and electric oven, space and plumbing for automatic washing machine. Tiled flooring and double glazed window to side

Stairs leading to first floor

Bedroom

12'10" x 10'4" (3.92 x 3.17)

Generously sized room with double glazed window to front and radiator

Bedroom

11'5" x 10'4" (3.50 x 3.17)

Double glazed window to rear and radiator

Bedroom

9'10" x 5'8" (3.00 x 1.74)

Double glazed window to front and radiator

Bathroom

White piece suite comprising of a jacuzzi bath, corner shower cubicle, hand wash basin with storage under, tiled splashbacks, and double glazed obscured window to rear

Separate W/C

Close coupled w/c and double glazed obscured window to side

Outside

To the front is a courtyard garden laid for ease of maintenance.

To the rear is a courtyard garden that offers off street parking for one vehicle with the benefit of having gated access.

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Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and prior to the Catholic Church on the right hand side take a right turn into Lynton Road. Proceed along Lynton Road and the property will be found towards the end of the road on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- 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

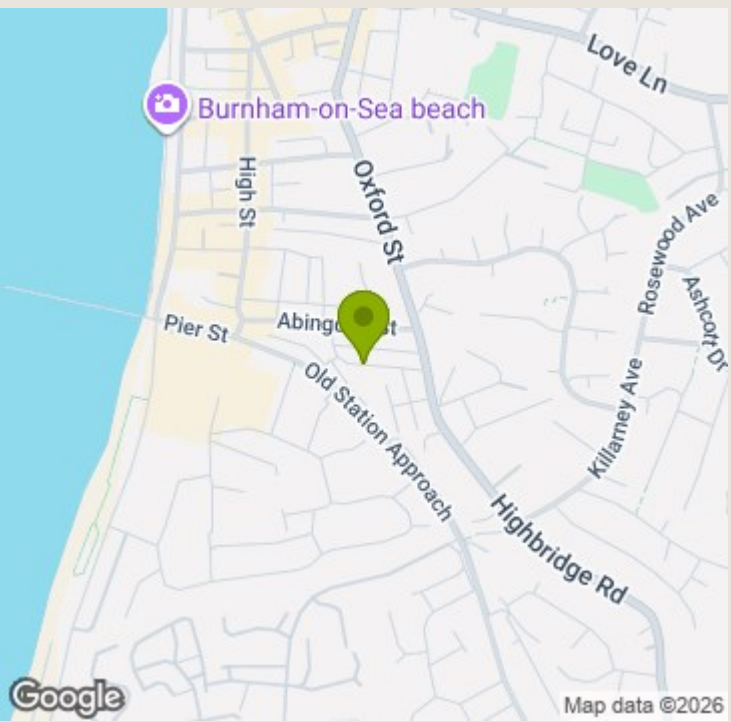
Flood Information:

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, 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

