



14 Stoppard Road

Burnham-On-Sea, TA8 1QB

Price £399,000



PROPERTY DESCRIPTION

An immaculately presented, 4/5 bedroom detached house situated in a highly sought after cul-de-sac location. Must be seen to be fully appreciated

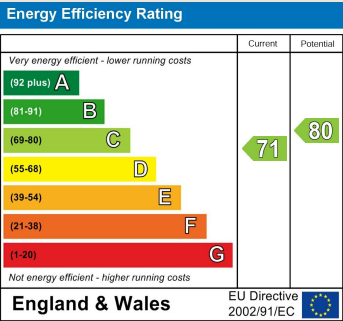
*Entrance hall *Cloakroom *Lounge *Dining room *Upgraded kitchen/breakfast room *Sitting room/bedroom 5 *Conservatory *First floor landing *Four bedrooms *Master en-suite shower room *Family bathroom *Gas central heating *UPvc double glazed windows *Off street parking for 2/3 vehicles *Must be seen

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Part obscured double glazed door to:

Entrance hall

With stairs rising to the first floor

Utility cupboard

With plumbing for automatic washing machine, space for tumble dryer and extractor fan

Cloakroom

Comprising of a close coupled w/c, vanity hand wash basin with cupboards below, extractor fan and Upvc double glazed obscured window to side

Lounge

14'9" x 11'6" (4.50 x 3.51)

Feature fire surround with electric fire and sliding patio doors to the:

Conservatory

11'8" x 11'6" (3.56 x 3.53)

Part brick/park Upvc double glazed construction with Upvc double glazed French doors opening to the rear garden

Dining room

11'6" x 9'1" (3.51 x 2.77)

Double glazed window to front

Kitchen/breakfast room

14'7" x 7'8" (4.47 x 2.34)

Fitted with an upgraded range of wall and floor units to incorporate integrated

eye level oven and microwave, electric hob with extractor hood over, integrated dishwasher, 1 1/2 bowl ceramic sink unit, space for American style fridge/freezer, cupboard housing gas boiler supplying domestic hot water and radiators, unit under lighters, Upvc double glazed window to rear and part double glazed door to outside

First floor landing

Access to roof space and airing cupboard

Bedroom

11'11" x 11'8" (3.65 x 3.58)

Two Upvc double glazed windows to front, built in double wardrobe and door to:

En-suite shower room

8'5" x 5'1" (2.57 x 1.57)

Fitted with an upgraded suite comprising of a large shower cubicle, close coupled w/c, vanity hand wash basin with cupboards below, tiled walls, heated towel rail, electric shaver point, storage cupboard and Upvc double glazed obscured window to side

Bedroom

12'0" x 8'2" (3.68 x 2.51)

built in double wardrobe and Upvc double glazed window to front

Bedroom

10'7" x 9'1" (3.23 x 2.77)

Upvc double glazed window to rear with an aspect towards Brent Knoll, and built in double wardrobe

PROPERTY DESCRIPTION

Bedroom

9'1" x 6'10" (2.79 x 2.09)

Upvc double glazed window to rear with aspect towards Brent Knoll

Family bathroom

7'6" x 6'3" (2.29 x 1.91)

Fitted with a modern suite comprising of P shaped bath with shower over, close coupled w/c, vanity hand wash basin with cupboards below, heated towel rail, extractor fan, tiled walls and Upvc double glazed obscured window to rear

Outside

To the front of the property is an area of off street parking, gates to either side of the property opening to the rear garden which is enclosed and enjoys a good degree of privacy with a good size patio area, an area laid to decorative stone and a raised decking area with pergola over. Outside tap and outside light.

Description

This attractive, ever sought after design of detached house has been upgraded and improved to offer well planned, well appointed living accommodation and benefits from having had the integral garage converted into living accommodation which would be ideal as an additional sitting room/bedroom/home office etc. The property benefits from having an upgraded kitchen, en-suite shower room, family bathroom, and a good size conservatory to rear. The property is in excellent decorative order throughout and an early application to view is strongly recommended by the vendors selling agent

Directions

From the M5 motorway roundabout proceed towards Burnham-on-Sea and at the roundabout by the Tesco Supermarket take a left turn onto Frank Foley Park Way, taking the first right into Ben Travers Way. Proceed down Ben Travers way passing the Tesco Supermarket taking the next left turn into Stoppard Road. Proceed down Stoppard Road bearing to your right into hte cul-de-sac, then bearing left where the property can be found on the left hand side

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council tax band: E
- EPC band: C

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

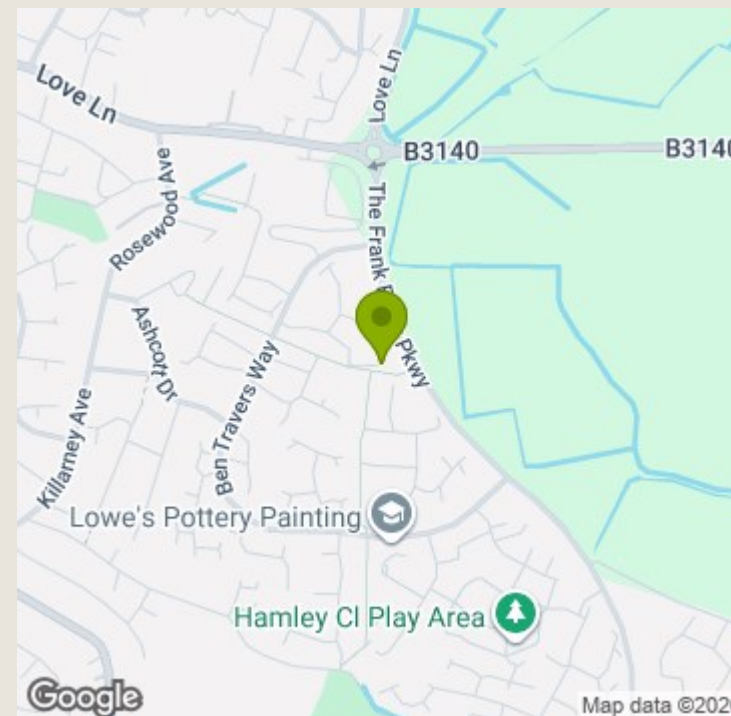








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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. Berryman's 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

