



67 Conway Crescent
Burnham-On-Sea, TA8 2UW
Price £435,000



PROPERTY DESCRIPTION

An exceptional and individual three-bedroom detached bungalow, ideally situated on the popular Conway Crescent and occupying a wonderful, generous plot. Beautifully presented throughout, the property has been extremely well cared for and offers spacious, thoughtfully arranged accommodation.

The bungalow flows effortlessly, providing the right balance of open-plan living and defined spaces.

*Entrance Hallway *Lounge *Kitchen/Dining Area *Utility Room *Conservatory *3 Bedrooms *En-suite Shower Room *Family Bathroom *Garage *Low Maintenance Front & Rear gardens *Must Be Seen

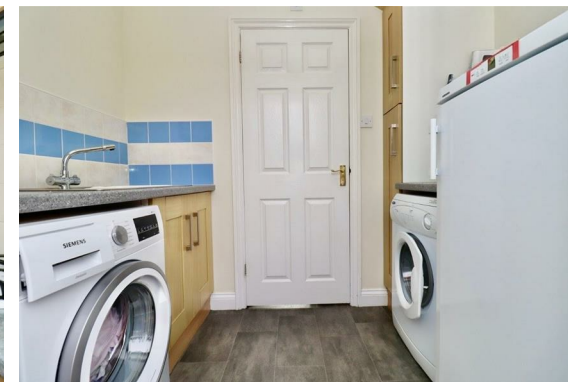
Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(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 approx)

Entrance via obscured double glazed Upvc door into:

Entrance Hallway

14'0" x 3'10" (4.29 x 1.17)

Doors leading to reception rooms, two storage cupboards, airing cupboard and loft access.

Lounge

15'0" x 13'11" (4.58 x 4.25)

Feature gas fireplace with stone surround and sliding double glazed door to:

Conservatory

9'10" x 11'6" (3.02 x 3.53)

Upvc obscured double glazed roof, double glazed windows, part brick/part Upvc construction, tiled flooring and french doors leading onto a patio area

Kitchen/Dining Area

18'0" x 14'2" (5.49 x 4.33)

Kitchen/Breakfast Room

Fitted with matching wall and base units, laminate worktop with tiled splashback, white ceramic single sink/drainage unit with mixer tap over, four ring gas hob with extractor fan over, double oven, space for slim line dishwasher, space for low level fridge, breakfast bar, laminate flooring, and Upvc double glazed window to side. Doorway leading to the utility room

Dining Room

Sliding door to to side garden with a secondary patio area, radiator and carpet flooring. Upvc double glazed window to front.

Utility Room

5'2" x 7'11" (1.58 x 2.42)

Built in storage with laminate worktop, space and plumbing for washing machine and tumble dryer, space for up right fridge/freezer and stainless steel single sink/drainage unit with storage under.

Bedroom 1

10'11" x 14'0" (3.34 x 4.29)

Upvc double glazed window to rear and built in double wardrobe. Door leading to:

En-Suite

9'7" x 5'2" (2.94 x 1.60)

Comprising of a close coupled w/c, hand wash basin with mixer tap, shower cubicle, extractor fan, floor to ceiling tiles, laminate flooring and Upvc double glazed window to side.

Bedroom 2

9'7" x 12'4" (2.94 x 3.77)

Dual Upvc double glazed window to front and built in wardrobe.

Bedroom 3

10'2" x 7'1" (3.12 x 2.16)

Upvc double glazed window to rear.

Family bathroom

10'0" x 5'6" (3.05 x 1.69)

Fitted with a close coupled w/c, hand wash basin, bath with shower over, extractor fan, laminate flooring and obscured double glazed window to rear.

Outside

To the front of the property is a patio driveway for multiple cars, access to the garage and front door.

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The rear garden is principally laid to stone with patio area, shed, brick wall and fence boundary, mixture of shrubs, trees and flowers.

Garage

17'7" x 8'5" (5.38 x 2.58)

Electric roller door, power, lighting and access to the rear

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The bungalow flows effortlessly, providing the right balance of open-plan living and defined spaces. The accommodation comprises a welcoming entrance hallway with two useful storage cupboards, a well-laid-out kitchen/breakfast room with adjoining dining room, and a convenient utility room located just off the kitchen, with a door leading to the side of the property where a second patio area can be found.

Double doors separate the dining area from the living room, offering versatility — open to create a light and sociable space, or closed to form a spacious and cosy lounge.

Sliding doors from the living room lead into the conservatory, providing a delightful spot to relax and enjoy views of the garden.

The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while two further bedrooms are served by the main bathroom.

To the front of the property, there is off-street parking and a garage with an electric roller door, lighting and power sockets.

The rear garden enjoys a private outlook and has been designed for low maintenance, featuring a well-positioned patio area and being predominantly laid to stone chippings, complemented by a variety of shrubs and small bushes.

Directions

Proceed along the Berrow Road passing the indoor swim and sports academy and just before the inland lighthouse take a right turn into Stoddens Road. Proceed down Stoddens Road taking the second left into Balmoral Drive. Proceed down Balmoral Drive taking the first right into Caernarvon Way. Proceed down Caernarvon Way taking the second left into Conway Crescent.

Material Information

Additional information not previously mentioned

- 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. - Full fibre broadband.

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

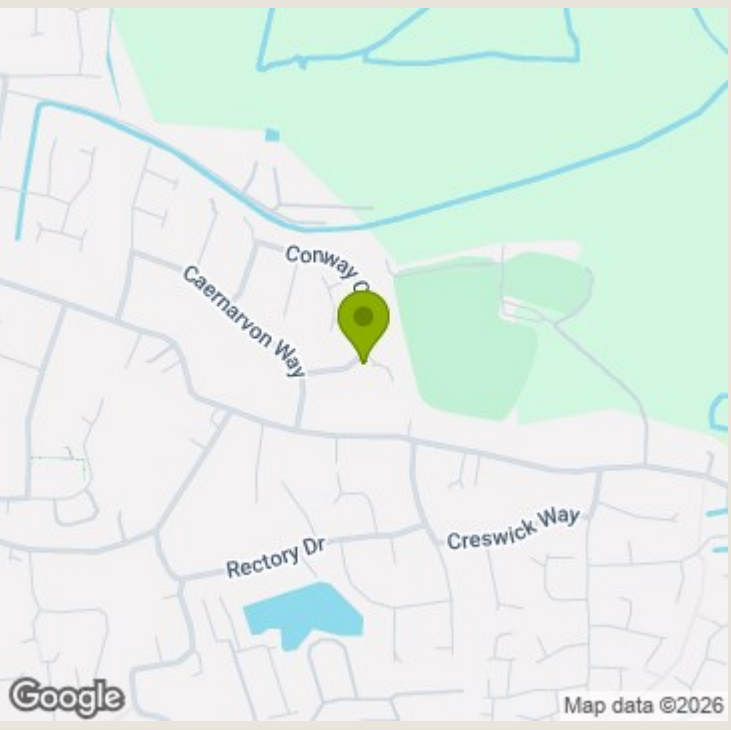
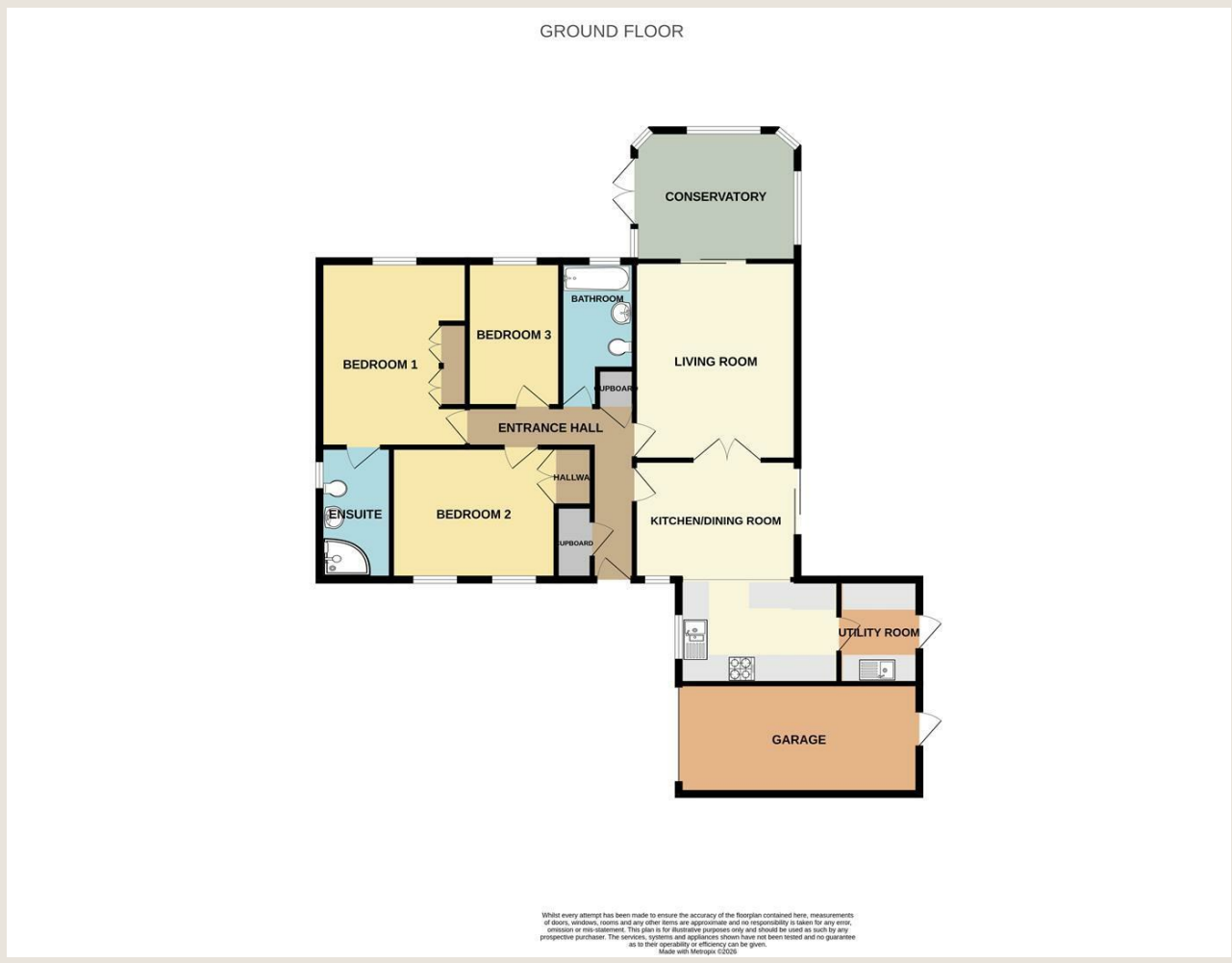
Flood Information:

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

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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. 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

