



8 Friars Way

Burnham-On-Sea, TA8 1RD

Price £375,000



PROPERTY DESCRIPTION

An immaculately presented three/four bedroom detached house situated in a highly sought after cul-de-sac location offered in excellent decorative order throughout with highly flexible living accommodation. Must be seen to be fully appreciated.

Entrance porch* entrance hall* cloakroom* lounge* dining room* conservatory* kitchen/breakfast room* utility room* ground floor bedroom/sitting room* three first floor bedrooms* master en suite* family bathroom* garden and parking.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite entrance door to the:

Entrance Porch

Upvc double glazed window to the side and upvc double glazed door opening to the:

Entrance Hall

Useful understair storage cupboard with light. Stairs rising to the first floor.

Cloakroom

With an upgraded suite comprising close coupled w.c., vanity wash hand basin with cupboards below, heated towel rail and upvc double glazed obscured window to the front.

Lounge

16'4" maximum x 10'9" (4.98 maximum x 3.28)

Upvc double glazed bay window, feature fire surround, television point.

Dining Room

10'0" x 9'8" (3.05 x 2.95)

Wide opening to the:

Conservatory

9'7" x 7'4" (2.94 x 2.25)

Part brick and part upvc double glazed construction with year round roof and two double glazed Velux windows. Upvc double glazed door to the rear garden.

Kitchen/Breakfast Room

10'0" x 10'0" (3.05 x 3.05)

Fitted with a range of wall and floor units to incorporate integrated electric oven and grill with extractor hood over, one and a half bowl drainer sink unit, eye level double oven, plumbing for dishwasher, tiled floor and upvc double glazed window to the rear. Opening through to the:

Utility Room

10'0" x 5'4" (3.05 x 1.65)

Inset single drainer sink unit with storage cupboard under, plumbing for automatic washing

machine, wall mounted gas combination boiler supplying domestic hot water and radiators, space for tumble dryer, upvc double glazed obscured window to the rear and upvc double glazed obscured door to outside.

Ground Floor Bedroom 4 / Sitting Room

16'10" x 7'3" (5.15 x 2.22)

Upvc double glazed windows to the front and side. Access to roof space.

This room offers great versatility to be used as a fourth bedroom, sitting room, hobbies room etc.

First Floor Landing

Upvc double glazed obscured window to the side. Access to roof space.

Bedroom 1

11'3" x 10'5" (3.43 x 3.20)

Built in double wardrobe and upvc double glazed window to the rear. Door to the:

En Suite Shower Room

10'5" x 3'3" (3.18 x 1.01)

Tiled shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c. Light/shaver point, extractor fan and upvc double glazed obscured window to the side.

Bedroom 2

10'0" x 8'9" (3.05 x 2.69)

Upvc double glazed window to the front.

Bedroom 3

8'2" x 7'1" (2.49 x 2.18)

Overstair storage cupboard and upvc double glazed window to the front.

Family Bathroom

Comprising panelled bath, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Extractor fan, heated towel rail, storage cupboard and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is an area laid to block pavier and tarmac which offers off street parking for three to four vehicles.

To the right hand side of the property is a pathway which leads to the rear garden.

Rear Garden

Landscaped for ease of maintenance with raised borders containing shrubs and bushes. Patio area and area of decorative stone.

The rear garden is an attractive feature of the property making a full inspection essential.

Description

This attractive detached property has been upgraded and improved to offer well planned, beautifully appointed living accommodation that briefly comprises entrance porch, lounge, dining room with year round conservatory off, kitchen/breakfast room with utility off with the benefit of multi purpose room which could be used as a bedroom, hobbies room, sitting room etc.

To the first floor there is a landing, three bedrooms with the master having an en suite shower room and a family bathroom.

The property benefits from having upvc double glazed windows, gas central heating, modern combination boiler, owned solar panels, off street parking for three to four vehicles and landscaped gardens to the rear making an early appllcation to view essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket. Take the second turning left into Priory Gardens and proceed down Priory Gardens where Friars Way will be found a little further along on the left hand side. Proceed into Friars Way turning left into an extension of the cul-de-sac. Proceed down the Road and the property will be found in a tucked away location in the right hand corner.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water. Owned solar panels
- 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

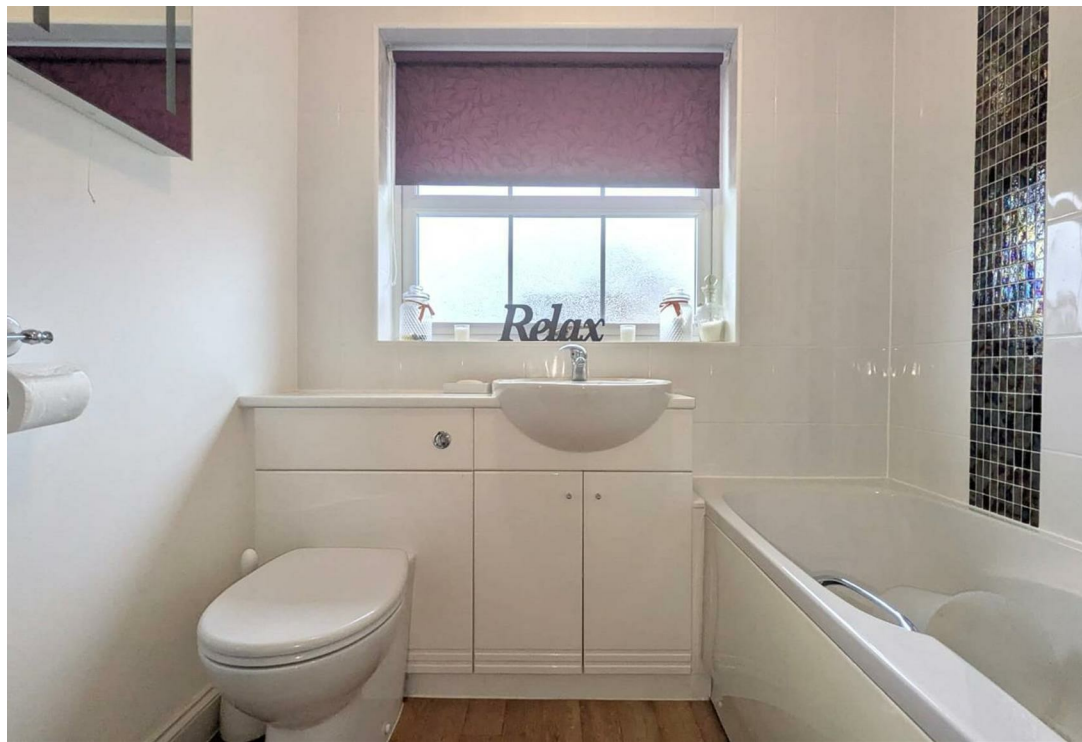
Flood Information:

flood-map-for-planning.service.gov.uk/location

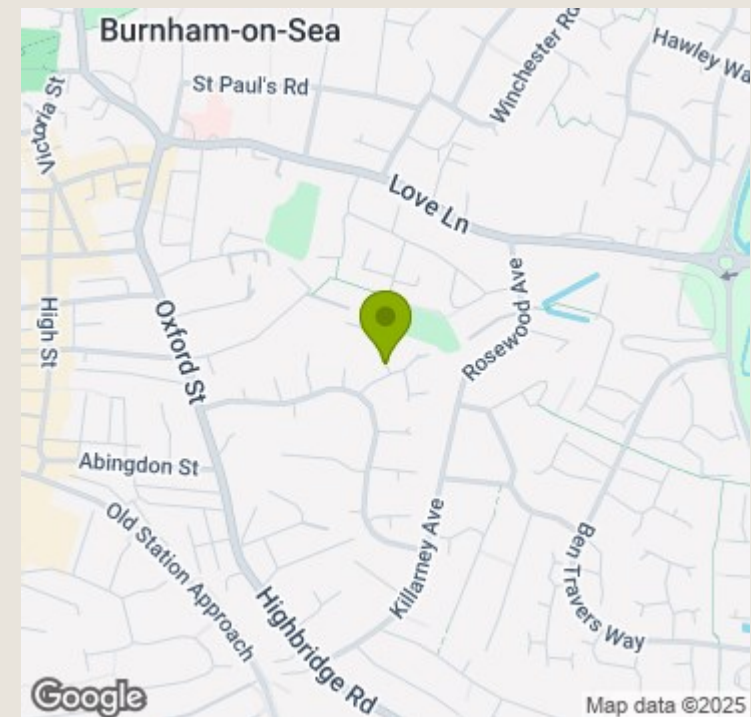
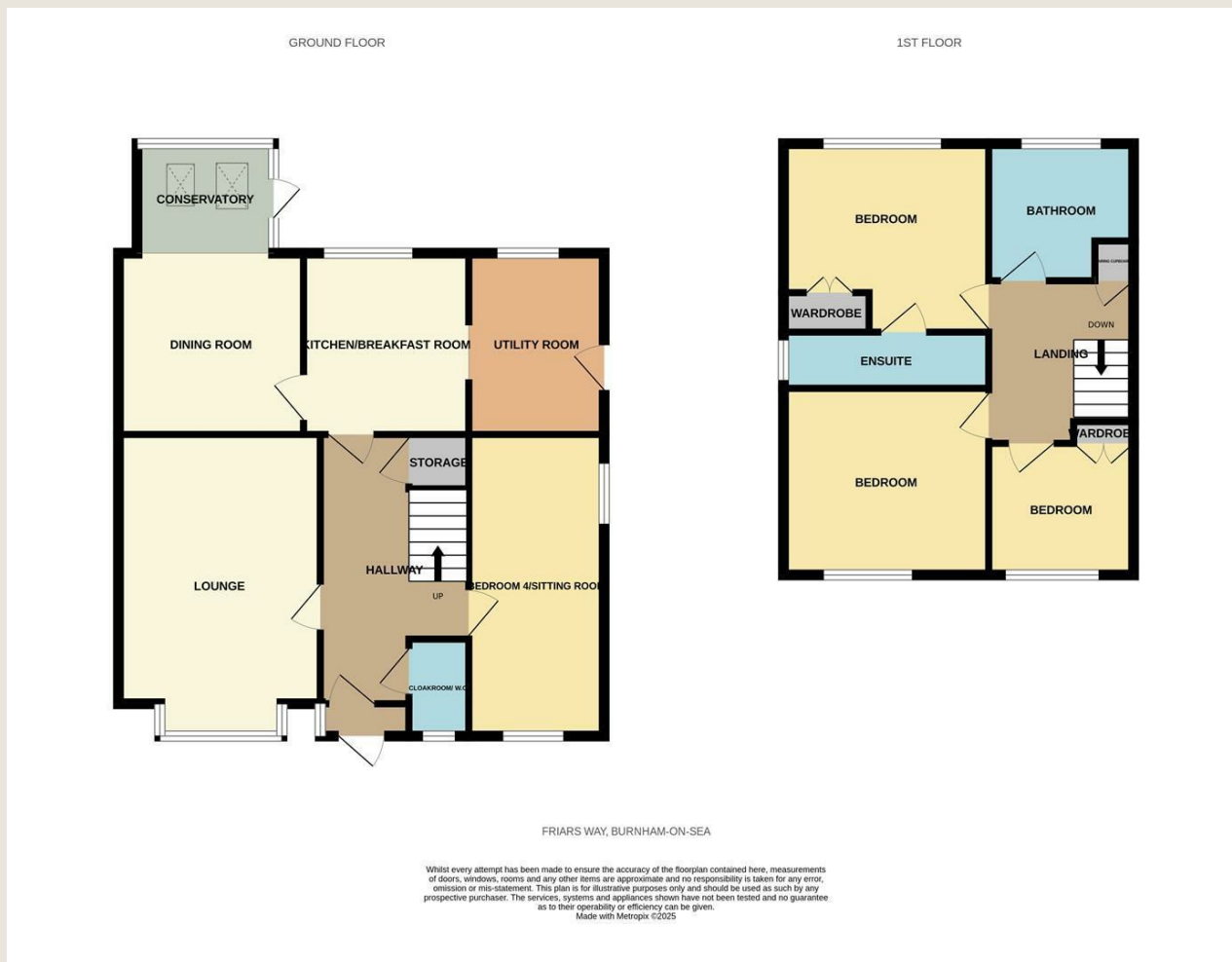
Agents Note

The property benefits from having owned solar panels and we understand from the vendor they generate an approximate income of £500 per annum.









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. 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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

