



10 Hatcher Close

Burnham-On-Sea, TA8 1JR

Price £219,995



PROPERTY DESCRIPTION

An extremely well presented 2 bedroom semi detached house with low maintenance front/rear gardens, situated in a peaceful cul-de-sac. The property benefits from having an upgraded kitchen/breakfast room, utility with w/c, shower room, conservatory and off street parking.

*Entrance hall *Lounge *Upgraded kitchen/breakfast room *Conservatory *Two bedrooms *Shower room *Low maintenance front/rear gardens *Off street parking

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (measurements are approx)

Entrance hall

Upvc double glazed front door leading to the entrance hall

Lounge

15'8" x 12'11" (4.78 x 3.94)

Generously sized lounge with under-stair storage. Upvc double glazed window to front and doorway leading to:

Kitchen/breakfast room

12'11" x 7'1" (3.94 x 2.16)

Fitted with matching wall and base units, integrated electric hob and oven, extractor fan and 1 1/2 board drainer sink unit. Ample of cupboard space and room for an american style fridge freezer (as seen in the pictures)

Utility room

6'2" x 4'9" (1.88 x 1.47)

Plumbing for automatic washing machine, space for tumble dryer, toilet and vanity hand wash basin

Conservatory

11'5" x 8'5" (3.48 x 2.59)

Part brick/part Upvc construction with Upvc double glazed windows and roof. Two Upvc sets of Upvc doors leading to the rear garden

Bedroom 1

12'11" x 8'11" (3.94 x 2.74)

Generously sized bedroom with a fitted wardrobe in the space over the stairs, and Upvc double glazed window to front

Bedroom 2

11'6" x 8'2" (3.51 x 2.51)

Fitted wardrobe and Upvc double glazed window to rear

Bathroom

Shower cubicle with tiled back splash, close coupled w/c, vanity hand wash basin and Upvc double glazed window to rear

Outside

To the front is a slate graveled garden laid for ease of maintenance which could be used for parking (should it be required) and the allocated off street parking.

The South West facing rear garden is laid for ease of maintenance with a large graveled area, patio area and a small area of artificial grass. Ample of space for storage.

Description

Situated in a cul-de-sac location a short distance from local amenities is this extremely well presented, low maintenance, two bedroom semi-detached house with an upgraded kitchen/breakfast room, conservatory and off street parking. An early viewing is essential.

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Directions

From the Esso Garage at the top of Love Lane, proceed out of the town along Love Lane. Take the third exit off the roundabout by Tesco Supermarket onto Frank Foley Parkway. Proceed to the mini roundabout and take the third exit onto Wallace Wells Road. Take the second left into Hatcher Close where the property can be found to the right side of the cul-de-sac.

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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

