



15 Wilde Close

Burnham-On-Sea, TA8 1RL

Price £315,000



PROPERTY DESCRIPTION

Attractive three bedroom detached house with en suite shower room set in a highly sought after cul-de-sac location close to local amenities.

Entrance Hall* cloakroom* lounge/dining room* kitchen/breakfast room* first floor landing* three bedrooms* master en suite shower room* family shower room* upvc double glazed windows* gas central heating with recently installed boiler* garage* off street parking and low maintenance gardens to the front and rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:



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			
(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)

Double glazed obscured door to the:

Entrance Hall

Cloakroom

Close coupled w.c., wash hand basin and upvc double glazed obscured window to the front.

Lounge/Dining Room

Lounge Area

13'1" x 11'1" (4.00 x 3.40)

Feature fire surround with electric fire and upvc double glazed window to the front.

Wide opening to the:

Dining Area

11'3" x 9'8" (3.43 x 2.95)

Upvc double glazed French doors opening to the rear garden.

Kitchen/Breakfast Room

12'0" x 9'8" (3.67 x 2.96)

Fitted with a range of wall and floor units to incorporate integrated electric oven, electric hob with extractor fan over, one and a half bowl drainer sink unit, cupboard housing the recently installed gas fired boiler supplying domestic hot water and radiators, space for fridge/freezer, tiled floor and upvc double glazed window to the rear.

Double glazed obscured door to the rear garden.

From the lounge area door gives access to:

Inner Hallway

Stairs rising to the first floor and integral door to the garage.

First Floor Landing

Upvc double glazed window to the side. Airing cupboard and access to the roof space.

Bedroom 1

13'3" x 10'9" (4.04 x 3.28)

Two double built in wardrobes. Upvc double glazed window to the front.

En Suite Shower Room

Comprising tiled shower cubicle with bi-fold door, close coupled w.c., pedestal wash hand basin and shaver point. Extractor fan and upvc double glazed obscured window to the side.

Bedroom 2

10'8" x 8'11" plus door recess (3.26 x 2.72 plus door recess)

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

Bedroom 3

8'9" x 8'5" extending to 10'2" (2.67 x 2.57 extending to 3.11)

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

Shower Room

11'11" x 6'0" (3.65 x 1.85)

Large shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern. Extractor fan and upvc double glazed obscured window to the front.

Outside

To the front of the property there is a garden area laid for ease of maintenance with wrought iron fencing to the side opening to a driveway offering off street parking which in turn leads to the:

PROPERTY DESCRIPTION

Garage

18'2" x 8'3" (5.54 x 2.53)

Roller door, light and power. To the rear of the garage is an area with plumbing for a washing machine and space for tumble dryer.

To the side of the property is a gate giving access to the:

Rear Garden

Laid for ease of maintenance with two patio areas and an area laid to decorative stone.

The garden is two thirds walled with further low maintenance fencing.

Outside tap and outside light.

Attached to the side of the property is a:

Good Size Garden Store

16'11" x 4'5" (5.16 x 1.36)

With light and power.

Description

This attractive detached house is situated in a sought after cul-de-sac location and briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room to the ground floor and to the first floor there is a landing, three bedrooms with the master having an en suite shower room and there is a family shower room.

The property benefits from gas central heating with recently installed gas boiler, upvc double glazed windows, garage with utility area to the rear, off street parking and low maintenance gardens to the front and rear.

Offered in good decorative order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane and at the roundabout beside Tesco take a right turn into Frank Foley Parkway. Take the second turning right into Ben Travers Way. Proceed down Ben Travers Way where Wilde Close will be the second turning on the right. Proceed down Wilde Close and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band -D

EPC-Ordered

- 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.

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

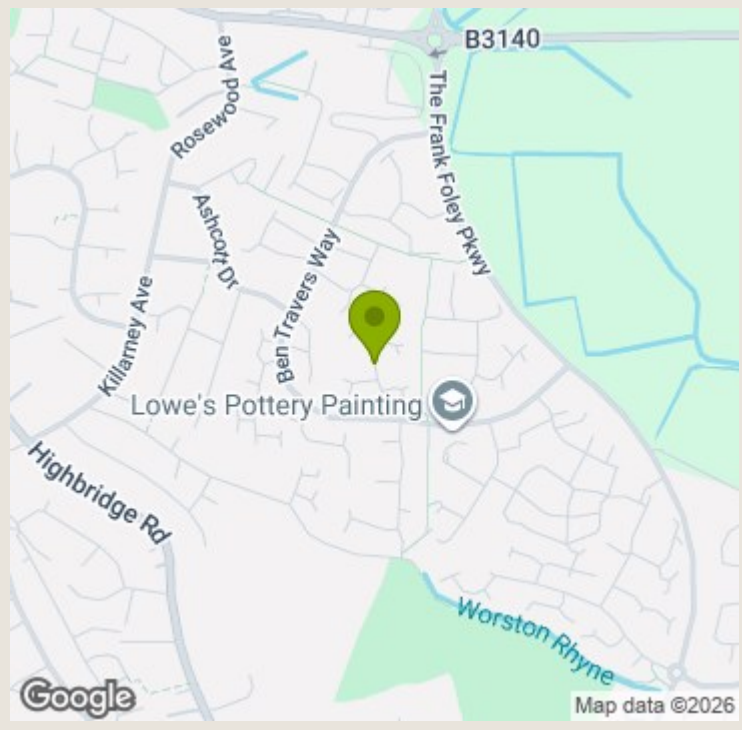
Flood Information:

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.
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 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

