



23 Priestley Way

Burnham-On-Sea, TA8 1QX

Price £349,995



PROPERTY DESCRIPTION

This attractive, modern 4 bedroom detached house comprises of a kitchen, lounge/dining room, conservatory, four generously sized bedrooms, master en-suite, family bathroom and integral garage.

The property is situated in a sought after of Burnham-On-Sea and the off street parking and generously sized rear garden laid for ease of maintenance are just a couple of the features of this property that make it essential to book a viewing.

*Detached *Hallway *Modern kitchen *Lounge/dining room *Conservatory *Four bedrooms *Master en-suite *Family bathroom *Garage *Off street parking *Must be seen

Local Authority

Somerset Council Council Tax Band: D

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	70	75
(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 approx)

Entrance hall

Upvc door with obscured double glazed panels leading to:

Hallway

Doors leading to:

Cloakroom

Obscured double glazed window to the front, close coupled w.c., wash hand basin and radiator

Kitchen

13'1" x 9'3" (4.01 x 2.82)

The kitchen area comprises of matching wall and floor units with wood effect worktops, four ring gas hob with oven under, built in fridge, plumbing for a washing machine and dishwasher. Stainless steel sink unit with mixer tap over, double glazed window to the front and obscure double glazed door providing side access.

Lounge/Dining room

Lounge area

15'1" x 11'3" (4.60 x 3.43)

Generously sized lounge with a gas feature fireplace, Upvc double glazed sliding doors giving access to the rear garden and an archway leading to:

Dining area

9'3" x 8'9" (2.83 x 2.67)

Access to both the kitchen and:

Conservatory

9'0" x 10'9" (2.76 x 3.30)

Part brick/part Upvc double glazed construction. Ample of space for seating arrangements and Upvc double glazed windows overlooking the rear garden.

Upvc double glazed french doors giving access to the rear garden also.

Bedroom 1

11'9" x 10'5" (3.6 x 3.2)

Generously sized bedroom with fitted wardrobes and en-suite bathroom. Upvc double glazed window to front and door to:

En-suite shower room

6'4" x 5'10" (1.94 x 1.79)

Double glazed obscured window to the side, radiator, close coupled w.c, vanity wash hand basin with cupboard below, tiled shower with glazed screen.

Bedroom 2

14'1" x 8'3" (4.30 x 2.54)

Upvc double glazed window to the rear

Bedroom 3

12'0" x 8'3" (3.68 x 2.54)

Fitted wardrobes and Upvc double glazed window to the front

Bedroom 4

7'1" x 5'9" (2.17 x 1.76)

Upvc double glazed window to the rear

PROPERTY DESCRIPTION

Family bathroom

7'0" x 5'9" (2.15 x 1.76)

Obscure double glazed window to the side, close coupled w.c., wash hand basin and panelled bath with mixer tap and shower over with tiled walls.

Garage

Outside

The front of the property is part lawn/part driveway with parking for 1 car and potential to create parking for multiple vehicles (should it be required). The front garden is privatized by a tall hedge to the front and side.

To the right hand side of the property is the access gate and path leading to the rear garden with a wooden door to the kitchen on the left hand side. The rear garden comprises of a patio area alongside the conservatory, lawn area and decking area in the back left corner. Small flower/shrub plots to either side.

Description

This spacious and well-maintained four-bedroom detached home offers modern, well-balanced living throughout, perfect for growing families or those seeking extra space.

The ground floor features a modern kitchen, generously sized open plan lounge/dining room deal for family life or entertaining guests. There's also a convenient downstairs WC, and conservatory.

Upstairs, the property offers four well-proportioned bedrooms, including a master en-suite shower room, plus a modern family bathroom.

Outside, the front garden offers a private lawn area and driveway for 1 vehicle (with potential to create more parking if it is required). The rear garden comprises of a patio area, lawn area and decking in the back corner.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and second right into Ben Travers Way. Proceed down Ben Travers Way where Priestley Way will be found on the left hand side. Proceed down Priestley Way and the property will be found towards the end of the road on the left hand side.

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.

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

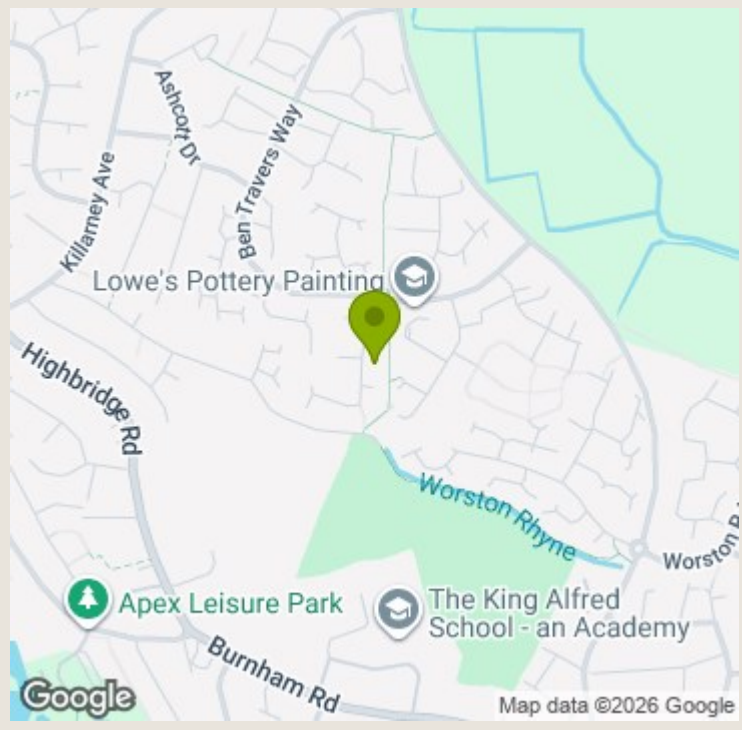
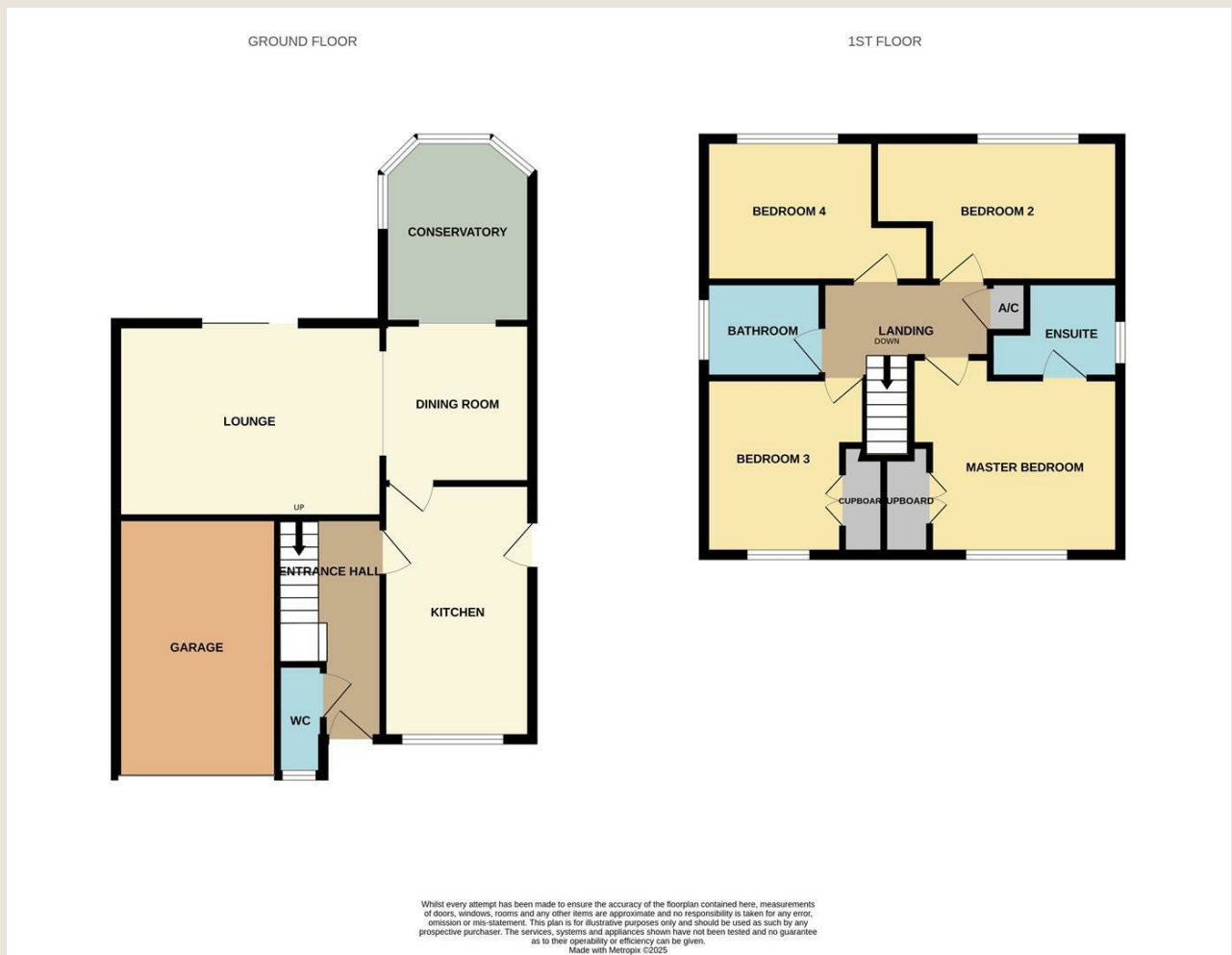
Flood Information:

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

