15 Pinter Close

Burnham-On-Sea, TA8 1JN

Offers Over £310,000

BERRYMANS

PROPERTY DESCRIPTION

Situated in a sought after area of Burnham-On-Sea close to shops and schools is this 4 bedroom extended, detached house offered with the benefit of no onward chain.

The property briefly comprises of two reception rooms, kitchen/breakfast room, WC, four bedrooms with master en-suite, family bathroom, garage and parking to the rear.

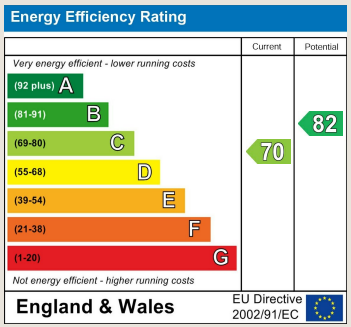
Entrance porch *Entrance hallway *WC *Lounge *Kitchen/Breakfast room *Dining room *4 Bedrooms *En-suite *Family bathroom *Garage *Off street parking *Detached

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Hardwood entrance door providing access to:

Entrance porch

Further wooden door providing access to:

Entrance hall

Stairs rising to the first floor with storage under, radiator, upvc double glazed window and doors giving access to the lounge, kitchen and cloakroom/WC.

Cloakroom/WC

5'2" x 2'7" (1.58 x 0.80)

Comprising of a close coupled WC, hand wash basin, radiator, inset spotlights and obscured Upvc double glazed window to front.

Lounge

18'2" (maximum) x 10'8" (5.56 (maximum) x 3.27)

Generously sized lounge with a feature upvc double glazed bay window to the front, double glazed sliding doors to the rear garden, radiators and electric sockets.

Kitchen/breakfast room

18'3" x 7'6" (5.57 x 2.30)

Fitted with a range of wall and floor units, worktops, tiled back-splash areas, stainless steel one and a half bowl sink drainer unit with mixer tap. Plumbing for washing machine and space for an oven. Wall mounted gas boiler providing domestic hot water and radiators, consumer unit and electric sockets. Upvc double glazed french doors to the rear garden, Upvc double glazed window to front and wooden door providing access to:

Dining room

12'3" x 11'2" (3.74 x 3.42)

Generously sized dining room with upvc double glazed door to front aspect, upvc double glazed window to rear and upvc double glazed French doors to the rear garden. Radiator and electric sockets

Bedroom 1

12'3" x 11'3" (3.75 x 3.43)

Feature exposed beams to the ceiling, Velux window and upvc double glazed window to the side. Radiator and electric sockets

En-suite Shower room

6'6" x 5'3" (2.00 x 1.62)

Comprising a fully tiled corner shower cubicle with electric shower unit, close coupled WC, pedestal hand wash basin, heated towel radiator and tiled back-splash areas. Obscured upvc double glazed window to front

Bedroom 2

10'8" x 8'9" (3.26 x 2.68)

Upvc double glazed window to front, radiator and electric sockets

Bedroom 3

10'8" x 8'9" (3.27 x 2.67)

Upvc double glazed window.

Bedroom 4

8'5" x 7'6" (2.58 x 2.31)

Upvc double glazed window to the side, radiators and electric sockets

Family Bathroom

7'0" x 5'2" (2.15 x 1.60)

White suite comprising of a panelled bath with electric shower over, close coupled WC, pedestal hand wash basin, heated towel rail and tiled back-splash areas. Obscured upvc double glazed window to front.

PROPERTY DESCRIPTION

Garage

With up and over door and pitched roof.

Outside

The side and rear gardens area laid principally to lawn with patio footpaths leading to each doorway. The lawn areas have mature tree borders and there are also several sheds.

To the front is a metal gate and pathway leading to two low maintenance areas to the left and right, to the left there is also a metal side gate leading to the rear garden.

To the rear of the property there is a driveway and garage offering parking for multiple vehicles. There is also a gate giving access to the rear garden.

Description

Situated in a sought after area of Burnham-On-Sea close to shops and schools is this we ll presented 4 bedroom extended, detached house offered with the benefit of no onward chain.

The ground floor of the property comprises of an entrance porch, hallway, WC, lounge, kitchen/breakfast room and dining room.

To the first floor the property has 4 bedrooms with master en-suite, family bathroom, airing cupboard and loft hatch.

Directions

From the town centre proceed along Love Lane to the roundabout with the junction with Tesco supermarket taking the third exit into Frank Foley Parkway. Take the first right into Ben Travers Way and proceed down Ben Travers Way where you will see Pinter Close on the left hand side. Proceed to the left where you will find the garage and parking at the head of the cul-de-sac.

Material information

Additional information not previously mentioned

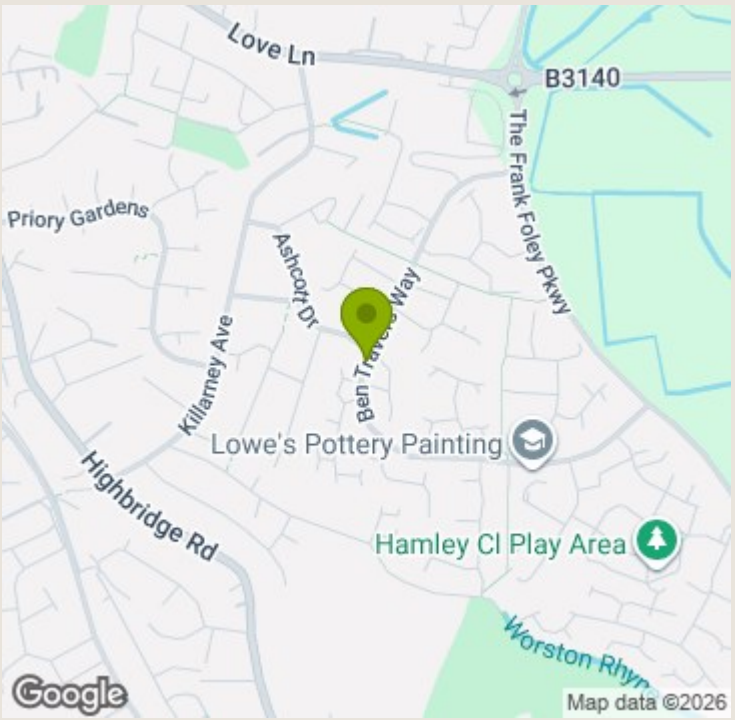
Council Tax Band-D

EPC-C

- 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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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