



96 Cookson Close

Burnham-On-Sea, TA8 1QU

Offers In Excess Of £450,000



PROPERTY DESCRIPTION

Situated in a sought after residential location close to local amenities is this detached 5 bedroom house with a double garage and large enclosed rear garden. The property benefits from having a master en-suite bathroom, downstairs office/bedroom and separate dining room/snug. An early viewing is highly recommended by the selling agent.

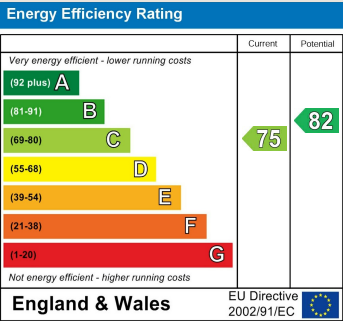
- *Entrance hall
- *Cloakroom
- *Lounge
- *Kitchen/breakfast room
- *Utility area
- *Dining room
- *Office/bedroom
- *Five bedrooms
- *Master en-suite
- *Family bathroom
- *Enclosed rear garden
- *Double garage
- *Parking for two vehicles
- *Gas heating
- *Upvc double glazed windows
- *Must be seen

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance Hall

Stairs rising to the first floor landing and doorways to all ground floor rooms

Cloakroom

Fitted with a close coupled WC hand wash basin and Upvc double glazed window to front

Lounge

Generously sized dual aspect lounge with feature electric fireplace, radiator, Upvc double glazed window to front and Upvc double glazed sliding doors to the rear garden

Kitchen/Breakfast Room

Fitted with a range of wall and base units with worktop space over, eye level electric oven and grill, four ring gas hob with extractor over, one and a half bowl drainer sink drainer unit, space and plumbing for dishwasher, space for fridge freezer, space for dining table and chairs and dual aspect Upvc double glazed window to rear and side

Utility Area

Fitted with a range of wall and base units with worktop space over, space and plumbing for automatic washing machine, space for tumble dryer and cupboard housing the gas boiler supplying domestic hot water and radiators. Door way to the rear garden.

Dining Room

Radiator and Upvc double glazed window to rear.

Office/Bedroom 5

Radiator and Upvc double glazed window to front

First Floor Landing

Doorways to all first floor rooms and loft hatch

Bedroom 1

Generously sized room with radiator, Upvc double glazed window to front and doorway to:

Walk in Wardrobe

Two built in wardrobes, radiator and Upvc double glazed window to rear

En-suite

Four piece suite comprising of a shower cubicle, panelled bath, close coupled w/c, hand wash basin, radiator and Upvc double glazed window to rear

Bedroom 2

Radiator and Upvc double glazed window to front

Bedroom 3

Radiator and Upvc double glazed window to rear

Bedroom 4

Radiator and Upvc double glazed window to front

PROPERTY DESCRIPTION

Family Bathroom

Four piece suite comprising of a shower cubicle, panelled bath, close coupled w/c, hand wash basin, radiator and Upvc double glazed window to rear

Outside

To the front of the property is off street parking for two vehicles in front of the double garage.

To the rear of the property is a large, fully enclosed garden laid principally to lawn with small trees along the rear border. There is a small side garden laid to gravel with a patio path leading to the double garage

Double garage

Two up and over garage doors, light and power. Ample of space for storage or extra parking

Description

Situated in a sought after residential location close to local amenities is this detached 5 bedroom house with a double garage and enclosed rear garden.

The property briefly comprises of an entrance hall, cloakroom, large lounge, kitchen/breakfast room, dining room, Five bedrooms, master en-suite, family bathroom, enclosed rear garden and double garage.

Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and take the second right into Ben Travers Way. Tke the second left into Cookson Close and the property will be found at the end of the cul-de-sac.

Material Information

Additional information not previously mentioned

Council Tax Band-F

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

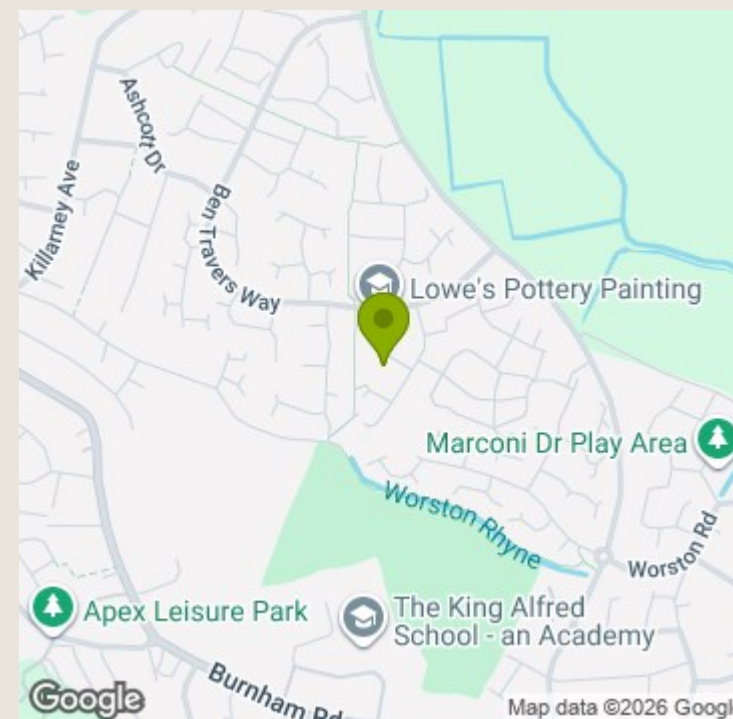








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

