

Sunningdale Stoddens Lane

Edithmead, TA9 4HD

Price £565,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive, individual, detached chalet style bungalow offering well planned, deceptively sized highly flexible living accommodation with a good sized, enclosed, sunny aspect gardens to the rear, gated off street parking to the front and garage. A rare opportunity that must be seen.

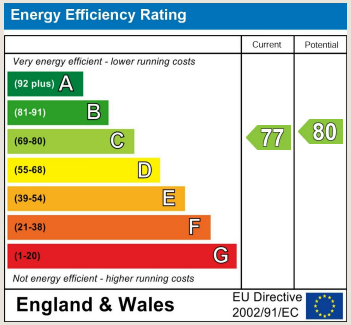
*Imposing entrance hall *Large lounge *Well appointed kitchen/dining room with utility off *Three ground floor bedrooms *Master en suite * Family bathroom *First floor landing * Two further bedrooms, one with large dressing room area *Bathroom *Upvc double glazed windows *Gas central heating *Off street parking for numerous vehicles *Garage *Enclosed sunny aspect garden to the rear

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Composite door with obscured glazed side panel to an imposing entrance hall with feature flooring, stairs rising to the first floor, under stair storage cupboard and roof light

L-shaped lounge

21'10" (narrowing to 15'5") x 20'6" (narrowing to (6.67 (narrowing to 4.71) x 6.27 (narrowing to 3.48)

Double glazed window to the front

Kitchen/dining room

Kitchen area

12'4" x 10'2" (3.78 x 3.12)

Fitted with an extensive range of wall and floor units with granite work surfaces, two recessed stainless steel sinks, integrated double oven, hob and extractor fan, integrated dishwasher, tiled floor and Upvc double glazed windows to the side and rear. Wide opening to:

Dining room area

11'7" x 11'1" (3.55 x 3.40)

Tiled flooring and Upvc double glazed french doors opening to the rear garden

Utility room

9'5" x 4'5" (2.88 x 1.37)

Fitted with a range of wall and floor units, plumbing for automatic washing machine, space for tumble driver, tiled floor and Upvc double glazed door the outside

Bedroom

11'8" x10'3" (3.58 x3.14)

Three double built in wardrobes with vanity unit and double glazed window to the side

En-suite shower room

8'10" x 4'1" (2.70 x 1.25)

Large shower enclosure with a rain head and handheld shower, vanity wash hand basin with cupboards below, close coupled w/c with concealed cistern, tiling to walls and floor, stainless steel towel rail, shaver point, extractor fan and Upvc double glazed obscured window to the side.

Bedroom

11'8" x 11'3" (3.57 x 3.45)

Dual aspect Upvc double glazed window to the front and side

Bedroom

11'5" x 11'1" (3.48 x 3.40)

Upvc double glazed window to the rear

Family bathroom

8'0" x 7'5" (2.46 x 2.27)

Comprising of a panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, closed coupled w/c with concealed cistern, tiled walls and floor, stainless steel towel rail and Upvc double glazed obscured window to the rear

First floor landing

Two double glazed velux windows to front

Master bedroom

19'7" x 16'2" (narrowing to 13'5" (5.99 x 4.94 (narrowing to 4.09)

Part restricted head room. Upvc double glazed window to the rear and two double glazed velux windows, eaves storage and opening to:

Dressing room area

13'7" x 9'3" (4.16 x 2.84)

Two double glazed velux windows to side, feature circular window with aspect toward Brent Knoll. Open fronted storage cupboards

PROPERTY DESCRIPTION

Bedroom 5

15'11" x 11'3" (4.87 x 3.43)

Part restricted head room. Eaves storage, Upvc double glazed obscured window to rear and double glazed velux window to front with aspect towards Brent Knoll

Bathroom

Comprising of panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, closed coupled w/c with concealed cistern, stainless steel towel rail and extractor fan.

Outside

To the front of the property is the boundary wall/fence with five bar gate opening to an extensive area of driveway offering off street parking for numerous vehicles, in turn leads to a garage with up and over door, power and light with window to the side. Access to either side of the property leads to the enclosed rear garden with good sized patio area, lawn area, raised border and feature pathway leading to the summer house. Outside tap and lights have been installed

Description

This attractive, individual detached property has been substantially upgraded, extended and improved over the years to offer well planned, highly flexible, beautifully appointed living accommodation that must be seen to be fully appreciated. The property is set in a good sized plot and has a good sized, enclosed rear garden and secure gated off street parking to the front with the benefit of a garage. The property is offered with the benefit of 'No onward chain' and an early application to view is strongly recommended by the vendors selling agents.

Agents Note

Should in the future any alterations be made to the current boundary a fee of £100,000 would be payable to the current vendor. Further information available from the vendors selling agents.

We have been informed a property developer has potentially purchased the land opposite the property. We advise any potential purchasers to carry out their own investigations through their solicitor.

Directions

From the M5 motorway junction 22 at Edithmead, proceed towards Burnham-On-Sea taking the first right into Edithmead Lane. Proceed down Edithmead Lane where the property can be found on your left hand side.

Material information

Additional information not previously mentioned

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

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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. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT, Amicus Law up to £175 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

BERRYMAN'S

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The Property Ombudsman