



8 Little Court

Burnham-On-Sea, TA8 2LW

Price £268,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Superb Semi-Detached House – Short Walk to the Beach & No Onward Chain

Situated in a highly sought-after location, just a short stroll from Berrow Beach and the Burnham & Berrow Golf Course, this modern three-bedroom semi-detached home perfectly combines coastal living with contemporary comfort.

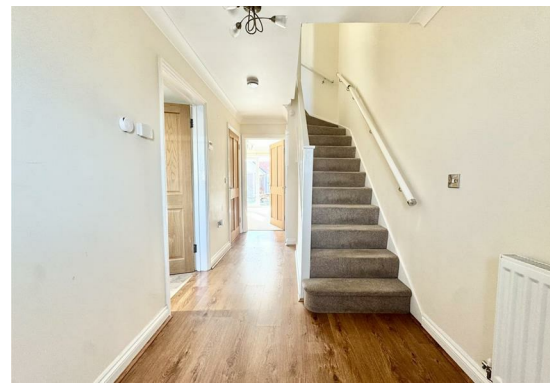
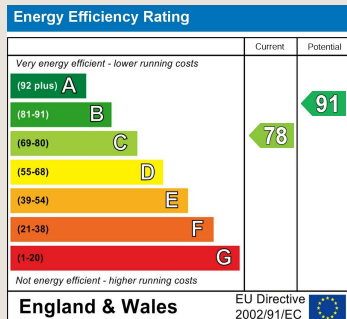
*Entrance hall *Living room *Kitchen *Cloakroom *Three bedrooms *Master en-suite *Shower room *Garden *Car port

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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Accommodation (measurements are approx)

Entrance hall

6'7" x 15'11" (2.01 x 4.86)

Upvc obscured glazed door into the entrance hall. Wood effect laminate flooring, radiator and doors leading to the ground floor rooms.

Kitchen

7'2" x 11'11" (2.2 x 3.65)

Upvc double glazed window to front, matching wall and base units, laminate worktops, stainless steel sink with mixer tap, space for upright fridge/freezer and plumbing for two appliances. Oven with four ring gas hob with extractor fan over and stainless steel splash-back, radiator and vinyl flooring.

Cloakroom

3'3" x 7'3" (1.0 x 2.21)

Matching toilet and sink with mixer tap. Storage under the sink and vanity unit over. Attractive radiator and vinyl flooring.

Living room

12'10" x 14'4" (3.92 x 4.39)

Upvc double glazed french doors leading to the garden, radiator, various sockets and carpet.

Under-stair storage

Bedroom 1

11'6" x 10'6" (3.53 x 3.22)

Built in over stair storage with radiator, Upvc double glazed window to front, radiator, areal socket and carpet.

En suite

5'11" x 5'2" (1.81 x 1.6)

Obscured double glazed window to front, sink with tiled splash-back, toilet and shower cubicle with tiled splash-back, vinyl flooring and radiator.

Bedroom 2

8'0" x 11'6" (2.44 x 3.52)

Upvc double glazed window to rear, radiator, electric sockets and carpet

Bedroom 3

12'4" x 5'11" (3.77 x 1.81)

Upvc double glazed window to rear, radiator, electric sockets and carpet

Shower room

7'4" x 6'2" (2.25 x 1.88)

Walk in shower cubicle with tiled splash-back, vinyl flooring, Upvc obscured double glazed window to side, toilet, sink radiator and extractor fan.

Outside

Generous front garden with iron gates surrounding and patio pathway leading to the front door.

South facing rear garden with fenced boundary and stone borders. Lawn

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area with two Upvc sheds and patio area with canopy over and rear access.

The property also benefits from a car port to the rear of the and residents parking in the lay-bye to the front

Description

Designed for low-maintenance living, the property offers spacious accommodation throughout, featuring a bright and airy lounge, a well-appointed kitchen, and a lovely outdoor space ideal for relaxation or entertaining.

Further benefits include a carport, driveway parking, and convenient access to local amenities, schools, and transport links.

Offered with no onward chain, this property presents an excellent opportunity for those seeking a ready to move in home close to the sea.

Viewing is highly recommended to fully appreciate the location, presentation, and lifestyle on offer.

Directions

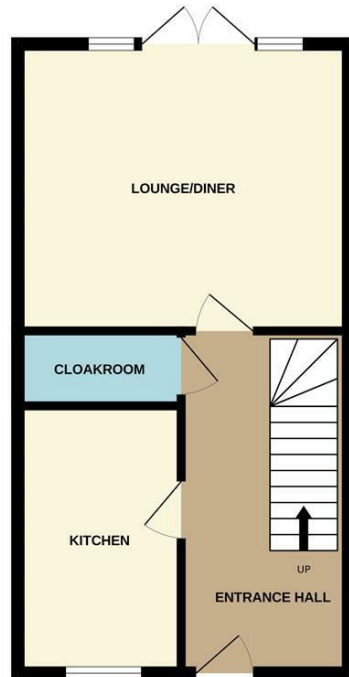
Material information



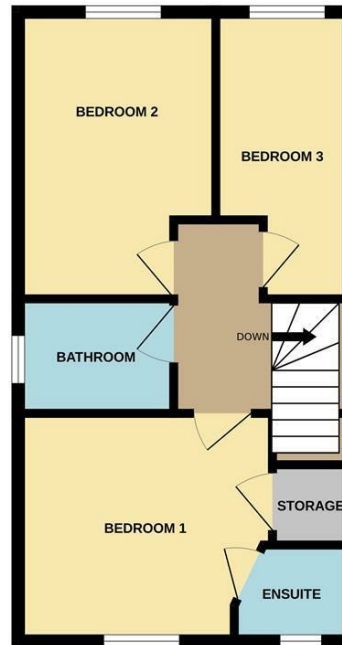




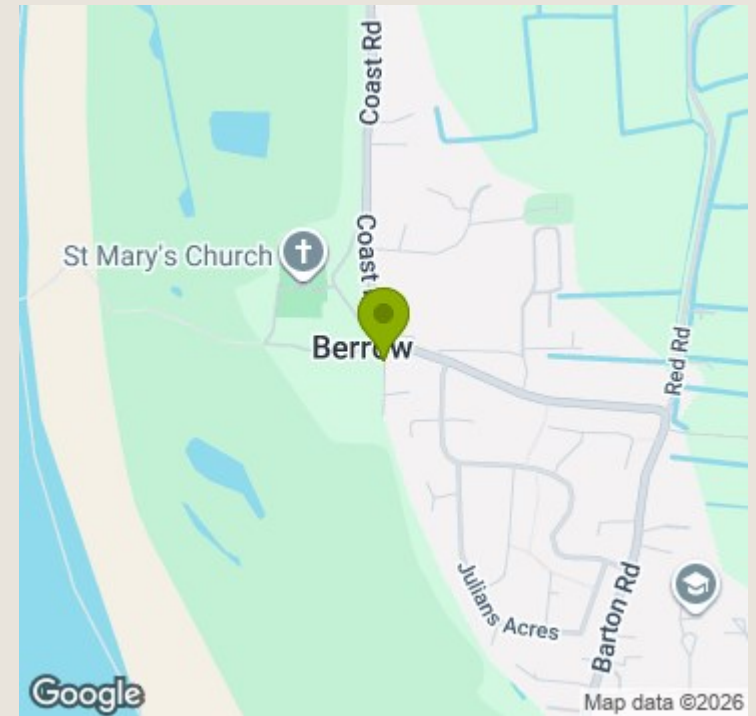
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.
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. 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

