



71 Priory Gardens

Burnham-On-Sea, TA8 1QW

Offers In Excess Of £210,000



# PROPERTY DESCRIPTION

An attractive two bedroom end of terraced house situated in a convenient location within walking distance of Burnham-on-Sea town centre and sea front.

Entrance hall\* lounge/diner\* kitchen/breakfast room\* two double bedrooms\* bathroom\* upvc double glazed windows\* electric heating\* off street parking for two vehicles\* enclosed part walled gardens to the rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			73
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hallway

Stairs rising to the first floor. Understair recess and electric heater.

### Kitchen

8'9" x 6'9" (2.68 x 2.06)

Fitted with a range of wall and floor units to incorporate integrated electric oven, hob and extractor fan. Plumbing for automatic washing machine, space for fridge, upvc double glazed window to the front.

### Lounge/Dining Room

13'10" x 12'10" extending to 15'5" maximum (4.22 x 3.93 extending to 4.70 maximum)

Feature fireplace with electric fire, night storage heater, upvc double glazed window to the rear and upvc double glazed door to the rear garden.

### First Floor Landing

Upvc double glazed window to the side. Loft access.

### Bedroom 1

11'3" maximum x 9'10" (3.43 maximum x 3.00)

Double mirror fronted wardrobes, airing cupboard, electric panel heater, two upvc double glazed windows to the front.

### Bedroom 2

7'9" narrowing to 6'9" x 11'4" (2.37 narrowing to 2.08 x 3.47)

Electric panel heater, upvc double glazed window to the rear.

### Bathroom

8'6" x 4'10" (2.60 x 1.49)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Electric wall heater, extractor fan and shaver point.

### Outside

To the front of the property is an open plan garden laid for ease of maintenance with shrubs and bushes.

### Rear Garden

Enclosed part walled garden laid to lawn with rear pedestrian access gate. Garden shed.

To the rear of the property is designated off street parking for two vehicles.

### Description

This attractive modern two bedroom end of terraced house is situated in a highly sought after residential location being within a short walk of the town centre and sea front.

The property briefly comprises entrance hall, lounge/diner, kitchen/breakfast room, first floor landing, two double bedrooms and a bathroom. There is upvc double glazing, electric heating, off street parking for two vehicles located to the rear of the property and attractive enclosed part walled garden to the rear.

An early application to view is strongly recommended by the vendors

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selling agents.

## Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Property Gardens and proceed along Priory Gardens to the end of the road. The property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-E

- Mains electric and water
- Water metered
- Electric 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

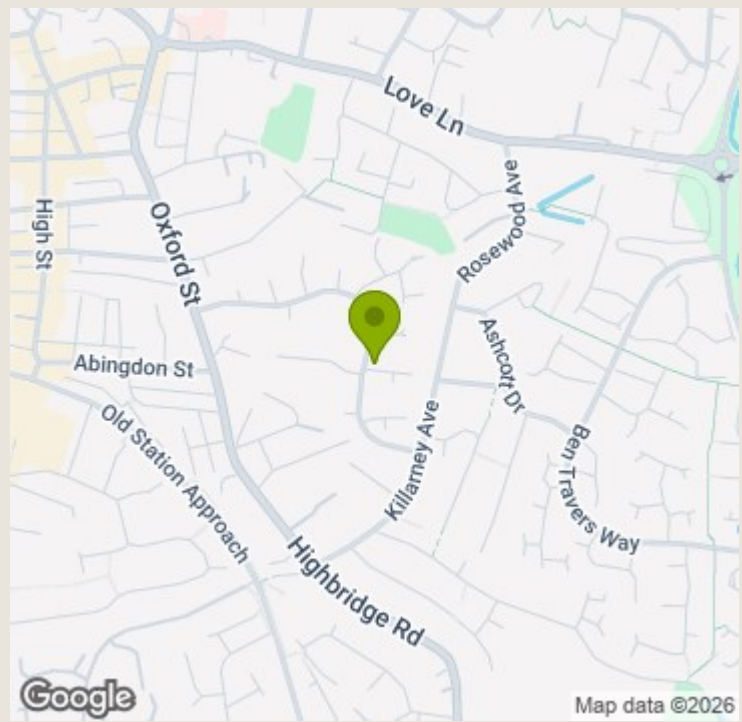
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

