



5 Beatty Way

Burnham-On-Sea, TA8 2TH

Price £205,000



PROPERTY DESCRIPTION

Located in a sought after residential address close to local amenities, is this very well presented two bedroom terraced house with an enclosed rear garden and allocated parking.

The property briefly comprises of a modern kitchen, generous lounge/dining room, conservatory, two bedrooms, bathroom, low maintenance rear garden that enjoys a sunny aspect and allocated parking.

*Entrance hall *Kitchen *Lounge/dining room *Conservatory *Two bedrooms
 *Bathroom *Low maintenance rear garden *Upvc double glazed windows *Gas central heating *Sought after area *Must be seen



Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed entrance door to:

Entrance hallway

Opening to the kitchen and doorway to the lounge.

Kitchen

9'7" x 9'7" (2.93 x 2.93)

Fitted with a range of matching wall and base units with worktop over, single sink drainer unit with mixer tap over, integrated electric hob and oven, space and plumbing for automatic washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, and Upvc double glazed window to front

Lounge/dining room

16'6" x 11'8" maximum (5.03 x 3.58 maximum)

Generously sized lounge/dining room with Upvc double glazed sliding doors to the conservatory, stairs rising to the first floor and two radiators

Conservatory

11'6" x 8'2" (3.53 x 2.49)

Upvc double glazed construction with a door to the rear garden. Space for a seating arrangement and storage

First floor landing

Bedroom 1

11'6" maximum x 8'7" maximum (3.51 maximum x 2.64 maximum)

Generously sized room with a built in wardrobe, space for extra storage, Upvc double glazed window to rear and radiator

Bedroom 2

11'6" x 6'7" (3.53 x 2.01)

Upvc double glazed window to front and radiator

Bathroom

White suite comprising of a panelled bath with shower over and screen, close coupled w/c, hand wash basin, heated towel rail, floor to ceiling tiling and Upvc double glazed obscured window to front

Outside

To the front of the property is a small patio area with fencing to the front.

To the rear of the property is an enclosed, sunny aspect, low maintenance garden comprising on a patio area to the rear, gravel area and small lawn area.

Parking - to the side of terrace block is a gravel area providing allocated parking areas. The owner currently has a tandem space for two vehicle but uses one of the spaces for a storage shed. Two spaces could be used, if required.

PROPERTY DESCRIPTION

Description

Located in a sought after residential address close to local amenities is this very well presented two bedroom terraced house with an enclosed rear garden and allocated parking to the side.

The property briefly comprises of a modern kitchen, generous lounge/dining room, conservatory, two bedrooms, bathroom, low maintenance rear garden that enjoys a sunny aspect and allocated parking.

Directions

From the Esso garage at the top of Love Lane, proceed out of the town along Love Lane turning first left at the roundabout onto the continuation of Love Lane. Take the first left into Hawley Way, first left again into Cunningham Road and second right into Beatty Way where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

