



# Olive

ESTATE AGENTS



## 5 Beechwood Court Berrow Road, Burnham-On-Sea, TA8 2GZ £297,950

\*\*\* SPECTACULAR FAMILY HOME FOR THE MONEY!!! \*\*\* SHORT WALK TO THE BEACH \*\*\* FOUR BEDROOMS \*\*\* MASTER EN-SUITE \*\*\* FAMILY BATHROOM \*\*\* LIVING ROOM \*\*\* KITCHEN / DINING & FAMILY ROOM \*\*\* CLOAKROOM \*\*\* OFF STREET PARKING FOR TWO CARS \*\*\* LOVELY, ENCLOSED, LOW MAINTENANCE GARDEN \*\*\* NO ONWARD CHAIN \*\*\*

### Entrance

Via an obscure double glazed door with an electric consumer unit, ceiling light, stairs leading to first floor landing, door to the boiler cupboard which is housing the Ideal combination system, further door to the living room.

### Lounge

A front aspect room with a UPVC double glazed bay window, two ceiling lights, door to the kitchen/dining.



### Kitchen/Dining Room

A rear aspect room with UPVC double glazed french doors and matching side panels, ceiling spotlights, tiled flooring, door to the cloakroom, ample space for dining table and chairs. Kitchen has been fitted with a range of base and eye level units with a detached central island feature, inset stainless steel sink, integrated whirl pool stainless steel double oven with a gas five ring hob, extractor hood over, tiled splashbacks, space and plumbing for washing machine and tall fridge freezer.

### Cloakroom

A side aspect room with obscure UPVC double glazed window, ceiling light, extractor fan, tiled flooring, low level WC, wash hand basin with chrome mixer tap.



### Landing

With a side aspect UPVC double glazed window, ceiling light, radiator, doors to bedrooms one and two.



### Main Bedroom

A rear aspect room with two UPVC double glazed windows, ceiling light, radiator, door to the en-suite.

### Bedroom Two

A front aspect room with UPVC double glazed window, ceiling light, radiator.



### En-Suite

Ceiling spotlights, extractor fan, tiled flooring, chrome heated towel, wash hand basin with chrome mixer tap, low level wc, glazed and UPVC clad step in shower with electric shower system over.

### Second floor landing

Ceiling light, radiator, side aspect wooden double glazed Velux roof light.

### Bedroom Four

A front aspect room with UPVC double glazed window, ceiling light, radiator.



### Bedroom Three

A rear aspect room with UPVC double glazed window, ceiling light, radiator.



### Front and Parking

Parking for two vehicles, communal garden areas.



### Family Bathroom

Ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, wash hand basin, low level WC, panel enclosed bath, chrome mixer tap and hand held shower attachment.

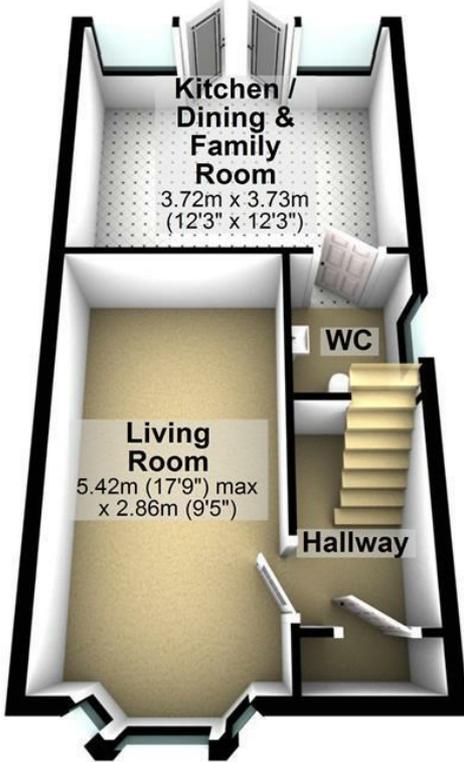


### Rear Garden

Low maintenance garden with patio paving and shingle stone, astro turf, with a timber shed, all enclosed with panel wooden fencing, with a pedestrian gated access to the rear and side walkways.

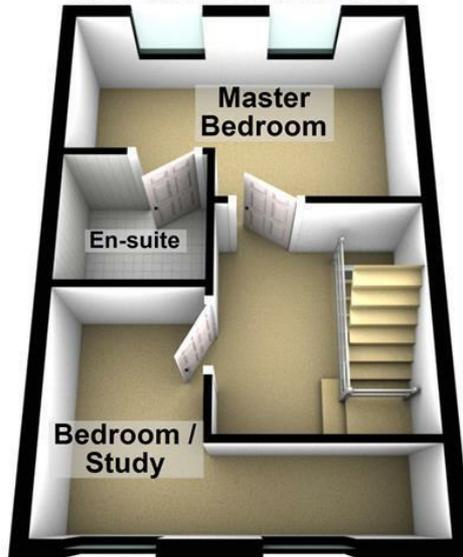
### Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



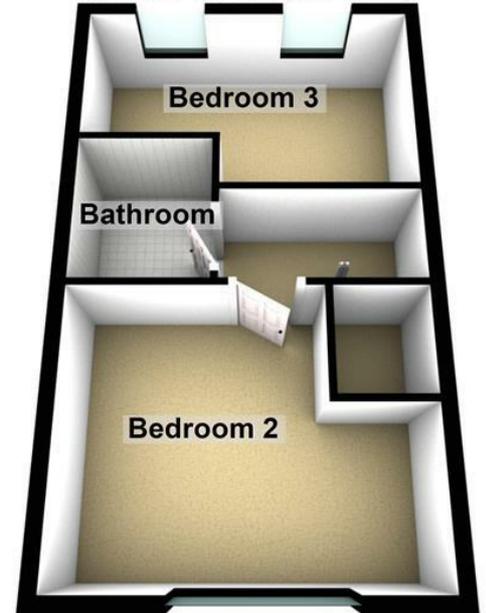
### First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



### Second Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 108.8 sq. metres (1171.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		