



11 Finches Way

Burnham-On-Sea, TA8 2QQ

Price £395,000



PROPERTY DESCRIPTION

A very well presented detached family home situated in a popular location off Stoddens Road. Good size enclosed rear garden, driveway and tandem garage in addition to further off road parking which is ideal for a caravan/motor home or boat.

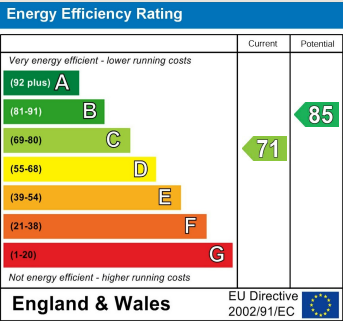
Entrance hall* cloakroom* lounge* dining room* kitchen* conservatory* four bedrooms* master en suite shower room* family bathroom* upvc double glazing* gas central heating* parking* gardens and tandem garage.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

UPVC part obscure double glazed front door opening into:

Entrance Hall

Radiator. Stairs to the first floor with understairs cupboard.

Cloakroom

UPVC obscure double glazed window to the front aspect. Close coupled w.c., vanity wash hand basin with cupboard under and ladder style heated towel rail.

Lounge

19'1" maximum x 12'0" (5.84 maximum x 3.68)

UPVC double glazed square bay window to the front aspect. Double radiator. Gas fire on a stone tiled hearth. Double doors opening to the:

Dining Room

10'2" x 9'10" (3.10 x 3.02)

Radiator. Arch to the kitchen and UPVC double glazed patio door with side panels opening into the:

Conservatory

10'4" x 9'11" (3.15 x 3.03)

A beautiful addition overlooking the rear garden. UPVC double glazed construction on a dwarf brick wall with blue tinted glazed roof. Tiled floor. Radiator. Windows and doors opening onto the rear garden.

Kitchen

12'2" x 8'7" (3.73 x 2.62)

UPVC double glazed window overlooking the rear garden. Fitted with an attractive range of cream fronted base cupboards and drawers beneath roll edge working surface together with an integrated fridge. Inset stainless steel single drainer one and a quarter bowl sink unit. Space for cooker with cooker hood over. Space for dishwasher.

Shelved larder style cupboard. Wall mounted boiler and door returning to the reception hallway and door to the garage.

First Floor Landing

UPVC double glazed window to the side aspect. Hatch to roof space. Airing cupboard housing factory lagged tank and shelving. Doors to:

Master Bedroom

12'9" maximum x 12'2" (3.91 maximum x 3.71)

UPVC double glazed square bay window to the front aspect. Radiator. Range of fitted wardrobes with mirror fronted sliding doors. Door to:

En Suite Shower Room

UPVC obscure double glazed window to the side aspect. Tiled shower cubicle. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Radiator.

Bedroom 2

10'5" plus door recess x 9'6" (3.18 plus door recess x 2.90)

UPVC double glazed window to the rear aspect. Radiator. Built-in double wardrobe.

Bedroom 3

7'4" x 7'4" (2.26 x 2.24)

UPVC double glazed window to the rear aspect. Radiator. Built-in double wardrobe.

Bedroom 4

7'6" x 6'7" (2.29 x 2.01)

UPVC double glazed window to the front aspect. Radiator.

Bathroom

White suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Extractor fan.

PROPERTY DESCRIPTION

Outside

To the front there is a double width driveway providing parking and in turn leads to an attached TANDEM GARAGE.

The front garden itself is laid to gravel for ease of maintenance. To the left hand side of the property there is a further driveway which, through double wooden gates, opens onto a parking area which is ideal for parking a caravan or motorhome etc.

Garage

31'11" x 8'2" (9.75 x 2.51)

Up and over door, power, light, window to the rear, wall mounted gas boiler and pedestrian door opening onto the rear garden. Plumbing for washing machine and wall mounted gas fired boiler.

Rear Garden

Rear and side garden mainly laid to lawn with mature trees and shrubs and fencing forming the boundaries. Large patio area adjoining the rear of the house and conservatory. Garden shed.

Description

Situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea approximately one and a half miles north of the town centre and sea front offering a good variety of shops and supermarkets.

This attractive detached house is set in a prime plot offering well planned living accommodation that must be seen to be fully appreciated.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed north along Berrow Road passing the indoor swimming pool on the left hand

side. Proceed taking a right turn into Stoddens Road. Take the next left into Brambles Road and turn right into Finches Way.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-C

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

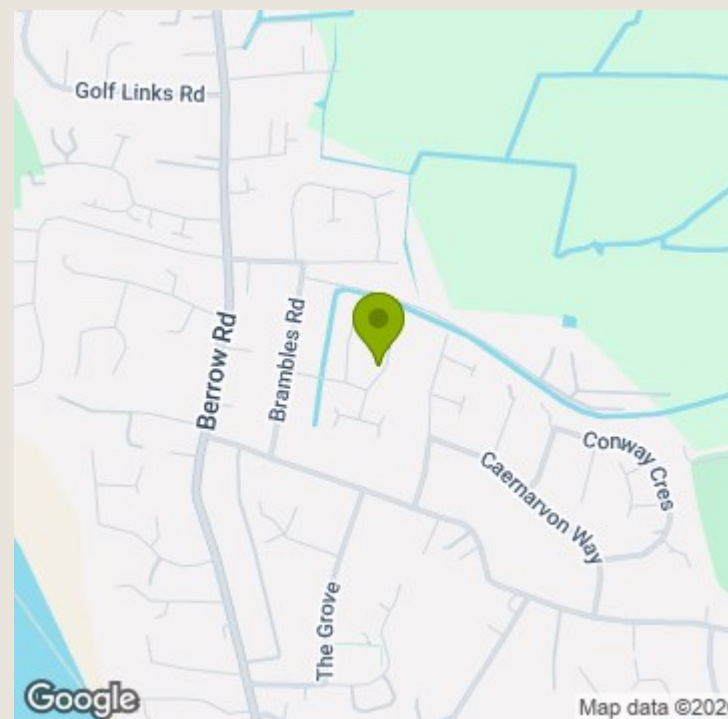
Flood Information:

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

