



57 Abingdon Street  
Burnham-On-Sea, TA8 1PL  
Price £225,000



# PROPERTY DESCRIPTION

An attractive three bedroom, two reception, older style terraced house situated in a convenient location within walking distance of Burnham-on-Sea town centre and sea front with the benefit of a garage, off street parking and enclosed sunny aspect courtyard garden to the rear. Must be seen.

Entrance hall\* lounge\* dining room\* kitchen with utility area\* first floor landing\* three good size bedrooms\* bathroom\* enclosed courtyard garden to the rear\* gas central heating\* upvc double glazed windows\* garage and off street parking.



## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

15'5" x 10'11" (4.72 x 3.35)

Feature fire surround with open hearth, beamed ceiling and upvc double glazed window to the front.

### Dining Room

16'6" x 10'11" (5.05 x 3.33)

Feature fire surround with open hearth, beamed ceiling and opening to the kitchen and the utility room.

### Kitchen

10'11" x 8'0" (3.35 x 2.46)

Fitted with an attractive range of wall and floor units with wood block worktops, gas hob, electric oven, extractor hood and plumbing for dishwasher. Belfast sink unit and wall mounted gas boiler supplying domestic hot water and radiators. Opening to the:

### Utility Area

9'10" x 7'10" (3.02 x 2.39)

Plumbing for automatic washing machine, space for fridge, worktops and French doors opening to the rear courtyard garden.

## First Floor Landing

Access to roof space.

### Bedroom 1

Fire surround with insert and upvc double glazed window to the front.

### Bedroom 2

13'10" x 10'11" (4.22 x 3.35)

Upvc double glazed window to the rear.

### Bedroom 3

11'1" x 7'6" (3.38 x 2.31)

Upvc double glazed window to the front.

### Bathroom

10'7" x 7'10" (3.23 x 2.41)

Feature claw foot bath, vanity wash hand basin with cupboards below, close coupled w.c. and large corner shower cubicle. Tiled surrounds and upvc double glazed obscured window to the rear.

### Outside

To the rear of the property is an attractive sunny aspect courtyard garden laid for ease of maintenance.

Attached to the rear of the kitchen is an outside w.c.

Rear access gate to area of off street parking for one vehicle.

# PROPERTY DESCRIPTION

## Outside WC

Close coupled w.c.

## Garage

16'11" x 9'8" (5.16 x 2.96)

Accessed from rear service lane. With up and over door.

## Description

This attractive older style terraced house offers well proportioned living accommodation and briefly comprises entrance hall, lounge, separate dining room, kitchen with utility area.

To the first floor there are three good size bedrooms and a well appointed bathroom with claw foot bath and separate shower cubicle.

The property benefits from having upvc double glazed windows, gas central heating, enclosed sunny aspect courtyard garden to the rear as well as a garage and off street parking.

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

## Directions

Proceed to the end of the High Street and beside the Somerset and Dorset public house take a left turn into Abingdon Street. Proceed down Abingdon Street and at the end of the road the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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](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)

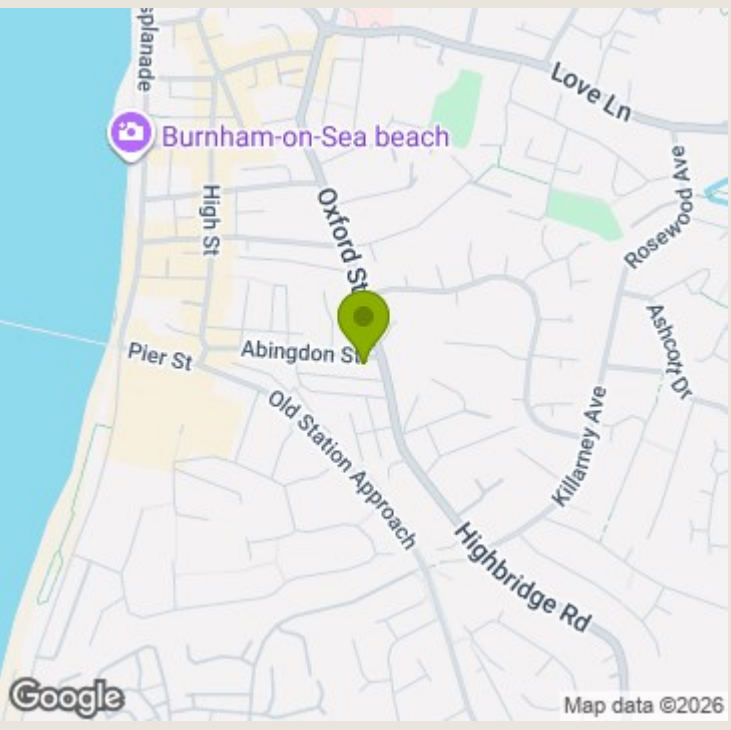
Flood Information:

[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

