



22 Abingdon Street

Burnham-On-Sea, TA8 1PH

Price £199,950





# PROPERTY DESCRIPTION

An older style three bedroom, two reception, terraced house with off street parking to the rear in need of updating and improvement. Offering a great opportunity to put their own mark on this ever sought after style of property.

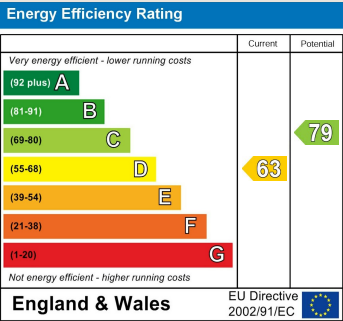
Entrance hall\* lounge\* dining room\* kitchen with store off\* first floor landing\* three bedrooms\* shower/wet room\* separate w.c.\* gas central heating\* mostly upvc double glazed windows\* off street parking to rear. In need of modernisation and improvement.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Feature tessellated floor.

### Lounge

12'10" x 12'11" maximum (3.92 x 3.95 maximum)

Upvc double glazed bay window to the front. Feature fire surround with open hearth.

### Dining Room

11'2" x 10'8" (3.41 x 3.26)

Upvc double glazed window to the rear.

### Kitchen

12'0" x 7'10" (3.67 x 2.40)

Fitted with a range of wall and floor units to incorporate drainer sink unit with space for fridge/freezer, plumbing for automatic washing machine with space for gas cooker, upvc double glazed window to the side. Door to the:

### Store Room

8'2" x 7'10" (2.49 x 2.40)

Wooden window to side, pantry and door to side.

### First Floor Landing

Loft access and high level single glazed window to the rear. Cupboard housing the gas boiler supplying domestic hot water and radiators.

### Bedroom 1

14'0" x 10'4" (4.29 x 3.16)

Feature fire surround, double glazed window to the front.

### Bedroom 2

10'11" x 7'5" (3.35 x 2.27)

Double glazed window to the rear.

### Bedroom 3

10'10" x 5'5" (3.31 x 1.66)

Double glazed window to the front.

### Shower/Wet Room

9'6" x 4'7" (2.90 x 1.42)

Shower area with low level screening, pedestal wash hand basin, upvc double glazed obscure window to the rear. Extractor fan.

### Separate WC

Close coupled w.c., wooden window to the side.

### Outside

To the front of the property is a low boundary wall with gate giving access to the front garden laid for ease of maintenance.

### Rear Courtyard

Garden area laid for ease of maintenance. Access via technical Technical Street leads to the rear of the property where there is a gate that opens to provide off street parking to the rear.

# PROPERTY DESCRIPTION

Off street parking to the rear for one/two vehicles.

## Description

This ever popular design of terraced house is situated in a convenient location within a short walk of Burnham-on-Sea town centre and sea front.

The property briefly comprises entrance hall, lounge, separate dining room, kitchen with store off and to the first floor there is a landing, three bedrooms, shower/wet room and separate w.c.

The property benefits from having gas central heating, has the majority of the windows double glazed, rear vehicular access with off street parking and is in need of modernisation and improvement but offers a great opportunity for an individual to put their own mark on the property.

## 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 the property will be found on the left 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)









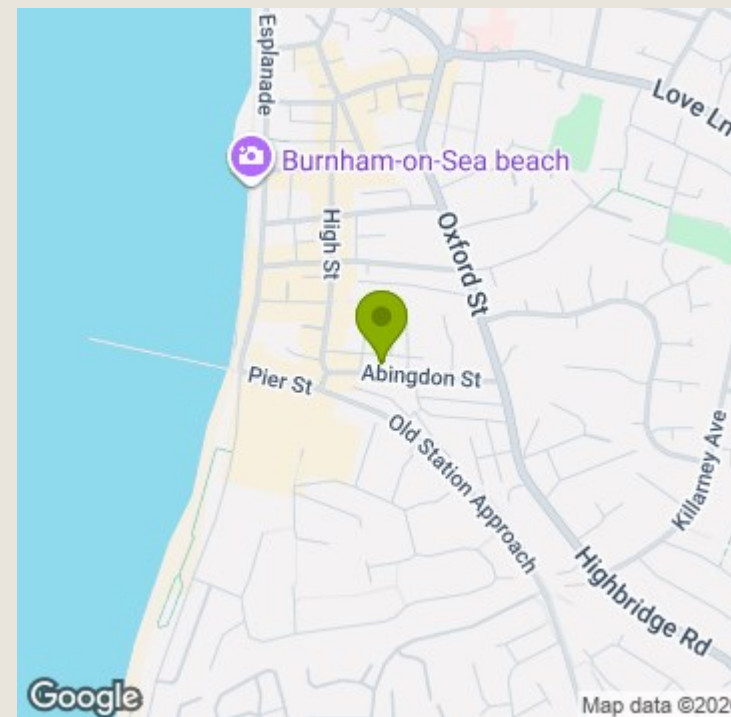








Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 02/2025



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

