



16 Priory Gardens

Burnham-On-Sea, TA8 1QW

Price £219,950



PROPERTY DESCRIPTION

Situated in a sought after residential location close to Burnham-on-Sea town centre and sea front is this very well presented 2 bedroom end of terrace house. The property benefits from having allocated parking to the rear, gas central heating and Upvc double glazed windows, making it ideal for first time buyers or investors

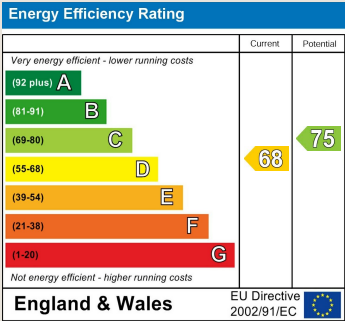
*Entrance hall *Modern kitchen *Generous lounge *Two double bedrooms *Family bathroom *Mature rear garden *Allocated parking *Gas heating *Upvc double glazed

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed door to:

Entrance hall

Stairs rising to the first floor and doors leading to the lounge and:

Kitchen

8'9" x 6'7" (2.67 x 2.03)

A modern kitchen fitted with a range of wall and base units with wood effect worktop space above, integrated electric oven and hob with extractor fan over, single sink drainer unit, space and plumbing for automatic washing machine, space for under counter fridge, space for folding dining table and chairs, tiled splashback, Upvc double glazed window to front

Lounge

13'7" x 12'9" (4.15 x 3.90)

Generously sized lounge with space for furnishings and additional storage, radiator, Upvc double glazed window to rear and Upvc double glazed door to the rear garden

First floor landing

Doors leading to all first floor rooms

Bedroom 1

10'9" x 9'8" (3.30 x 2.97)

Double bedroom with integral and fitted wardrobe/airing cupboard, radiator and two Upvc double glazed windows to front

Bedroom 2

11'3" x 7'8" (3.43 x 2.35)

Double bedroom with space for storage, radiator and Upvc double glazed window to rear

Family bathroom

8'4" x 5'9" (2.55 x 1.76)

Modern white suite comprising of a panelled bath with shower over, close coupled W/C, hand wash basin, tiled walls, and Upvc double glazed window to rear

Outside

To the front of the property is a grass area with a patio path leading to the front door.

To the rear of the property is a mature, enclosed garden laid principally to lawn with shrub and bush borders to the left and fencing to the right side. There is a patio path leading to the bottom of the garden where a shed can be found. The rear garden has a gate that provides access to the side path which in turn, leads to the off street parking to the rear.

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The property briefly comprises of an entrance hall, newly fitted kitchen, generous lounge, two double bedrooms, family bathroom, enclosed rear garden, and allocated parking to the rear.

Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street passing Lidl supermarket on the left hand side. Take the second turning left into Property Gardens and proceed along Priory Gardens to the end of the road. The property will be found on the right hand side.

Material information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains gas, electric and water
- Water metered
- Gas 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

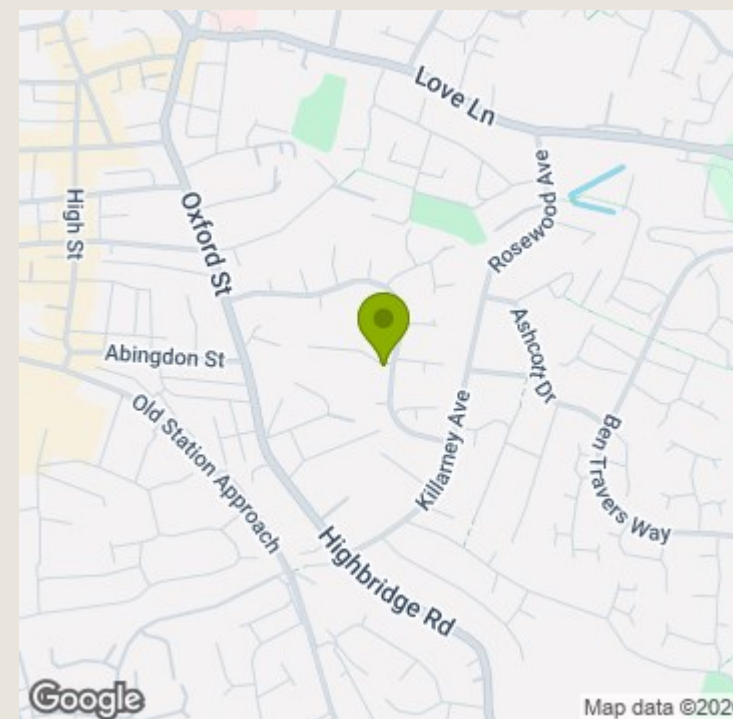
Flood Information:

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. Berryman's 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

