



19 Priestley Way

Burnham-On-Sea, TA8 1QX

Price £280,000



# PROPERTY DESCRIPTION

A delightful and attractive three-bedroom semi-detached home of a popular design, offering well-presented and practical accommodation throughout.

The property benefits from a garage, off-street parking and a good-sized rear garden, making it ideal for families or those seeking additional outdoor space.

\*Semi Detached \*Entrance Hall \*Lounge \*Kitchen Dining Room \*First Floor Landing  
 \*Three Bedrooms \*Family Bathroom \*Garage \*Mature Rear Garden \*Upvc Double Glazed Windows \*Gas Central Heating

## Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:



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>			
(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	

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## Accommodation

Upvc double glazed doorway leading to:

## Entrance Hallway

10'3" x 2'11" (3.13 x 0.90)

Stairs leading to first floor landing.

## Cloakroom/WC

5'9" x 2'9" (1.76 x 0.85)

Obscured double glazed window to front, hand wash basin and close coupled w/c.

## Lounge

15'10" x 11'3" (4.85 x 3.45)

Upvc double glazed window to front, electric feature fireplace, under stair storage

## Kitchen/Dining Room

15'0" x 8'11" (4.59 x 2.73 )

Upvc double glazed window to rear and Upvc double glazed doors leading to the patio area.

Kitchen - Comprising of matching wall and base units, laminate worktop, tiled splashback, electric oven, hob and extractor hood over, space for upright fridge/freezer, stainless steel single sink/drain unit, and space and plumbing for washing machine.

## First Floor Landing

8'6" x 2'10" (2.61 x 0.88)

Storage cupboard and access to the loft space

## Bedroom 1

15'2" x 12'2" (4.64 x 3.72 )

Upvc double glazed window to front.

## Bedroom 2

10'9" x 8'3" (3.30 x 2.54)

upvc double glazed window to rear.

## Bedroom 3

9'2" x 6'6" (2.80 x 1.99)

Upvc double glazed window to rear.

## Family bathroom

8'2" x 4'11" (2.51 x 1.51)

Obscured double glazed window to side, hand wash basin, panelled bath with shower over, tiled splashback, close coupled w/c and extractor fan.

## Outside

Fenced boundaries with mature shrub borders, patio area with steps down to the lawn area. Access to the rear of the garage.

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throughout.

The property benefits from a garage, off-street parking and a good-sized rear garden, making it ideal for families or those seeking additional outdoor space. Internally, the ground floor comprises a welcoming lounge and a spacious kitchen/diner, ideal for both everyday living, along with a convenient downstairs WC.

Upstairs, there are three bedrooms, a family bathroom and an airing cupboard.

The spacious and private rear garden provides an excellent setting for relaxing and entertaining. A generous patio area features a brick-built BBQ, perfect for summer gatherings, while mature borders stocked with a variety of shrubs and bushes offer colour and privacy throughout the year. The garden also benefits from a garden shed and direct access to the garage.

Situated in a popular and convenient location, the property is within easy reach of local amenities, the seafront and excellent transport links, making it perfectly positioned for both everyday living and commuting.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and second right into Ben Travers Way. Proceed down Ben Travers Way where Priestley Way will be found on the left hand side. Proceed down Priestley Way and the property will be found towards the end of the road on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- A neighbouring property has submitted a planning application for a garage to be converted into a bedroom.

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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

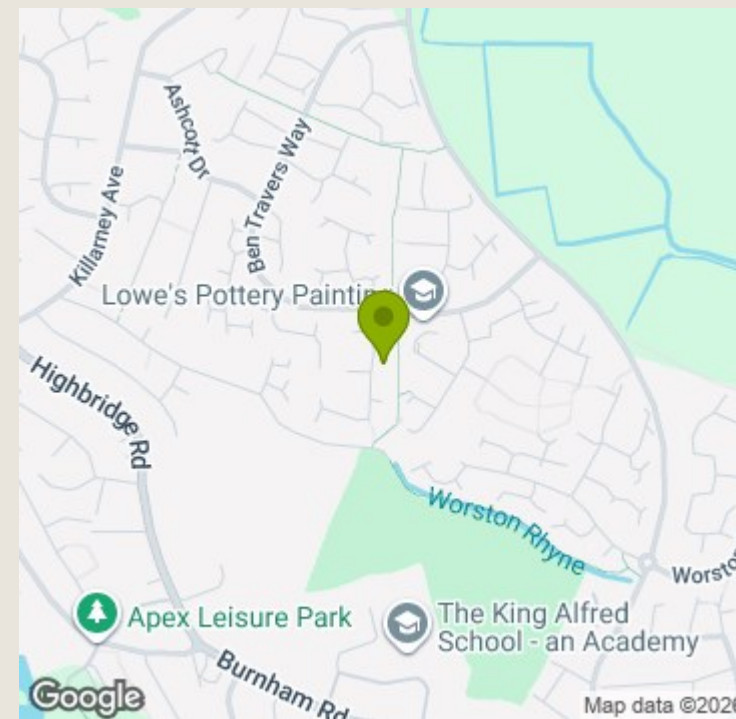
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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

