



16 Killarney Avenue

Burnham-On-Sea, TA8 1NB

Offers In Excess Of £295,000



# PROPERTY DESCRIPTION

An opportunity to purchase a spacious, three bedroom, modernised, end of terrace house in a generous plot and with the benefit of a large 'drive through' garage. The property benefits from no onward chain.

Side passage\* Entrance hall\* Lounge with bay window and attractive feature fire\* Extensively fitted, contemporary kitchen with french doors to rear garden\* Three good-size first floor bedrooms\* Wet room\* Gas central heating\* Double glazing\* Low maintenance front garden\* Driveway parking\* Larger than average 'drive through' garage with roller doors\* Brick built outbuilding – currently used as an office\* Generous, low maintenance, enclosed rear garden with extensive decking area, pergola and garden shed\*

## Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Modern double glazed entrance door to:

### Covered Passage

With doorway to the garage and rear garden. Wooden entrance door to:

### Entrance Hall

Radiator, double glazed window overlook the front and under stair storage cupboard with obscured double glazed window. Doorway to:

### Lounge

15'4" maximum into bay window x 11'9" (4.69 maximum into bay window x 3.59)

Double radiator, double glazed bay window over looking the front and additional double glazed window overlooking the front. Feature media wall with log and flame effect fire.

### Kitchen (L shaped)

17'10" x 12'9" narrowing to 8'11" (5.44 x 3.90 narrowing to 2.74)

Fitted with range of comprehensively fitted dark grey fronted units and matching wall mounted units with contrasting worktop surfaces. Neff four ring gas hob set into recess, Hotpoint electric eye level fitted oven, Franke sink unit with shower style mixer tap over, space for fridge/freezer, wall mounted Glow Worm boiler, space for washing machine and dishwasher, dual aspect double glazed windows and double glazed french doors to the rear garden.

### First Floor Landing

Double glazed window overlooking the side

### Bedroom 1

13'11" x 9'9" (4.25 x 2.98)

Radiator and double glazed window overlooking the front. Hot water cylinder.

### Bedroom 2 (L shaped)

11'2" narrowing to 9'2" x 11'2" (3.42 narrowing to 2.80 x 3.42)

Radiator, double glazed window overlooking the rear garden and further double glazed window. Open fronted built in wardrobe with hanging rail and shelf.

### Bedroom 3

8'6" x 7'10" (2.61 x 2.41)

Radiator, double glazed window overlooking the front and fitted single bed base

### Family Wet Room

6'4" x 5'6" (1.94 x 1.69)

Tiled walls, pedestal wash hand basin, low level w.c. Glass shower screen, wall mounted shower, obscured double glazed window.

### Garage

18'9" x 11'10" (5.73 x 3.62)

Roller door to both ends and side door for personal access to the side passage.

Obscured double glazed window, power and light.

### Outbuilding

12'5" x 6'0" (3.81 x 1.85)

Double glazed door and two double glazed windows. Currently in use as an office.

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## Outside

To the front, the property is laid to gravel for ease of maintenance, offering off street parking. Low level brick wall and fenced boundary. The driveway provides access to the larger than average garage.

The rear garden is a particular feature of the property being of a very generous size, surrounded by block walling. The garden is mainly laid to artificial grass and extensive decked area providing seating. There is a brick built outbuilding offering storage. A further area of decking that is suitable for a hot tub with an overhead pergola, and a good sized timber shed for storage.

## Description

A recently modernised, end of terrace, family home. Situated in a convenient, level location approximately half a mile from Burnham on Sea town centre and sea front. The property also benefits from no onward chain.

Presented over two floors, the accommodation has been upgraded by the current owners with improvements such as windows, contemporary, extensively fitted kitchen and landscaping of the rear garden.

A particular feature of the property is the large 'drive-through' garage with a roller door to both ends that can be driven through to an area of hardstanding within the rear garden. Together with a brick-built outbuilding which has electricity and is currently used as an office.

The generous plot is low maintenance to the front with driveway parking, and the enclosed rear garden offers a good size area of artificial grass and an extensive, decked area with covered pergola and storage shed.

An early inspection to view is thoroughly recommended.

## Directions

Coming into Burnham from the M5, take the 2nd exit off Edithmead roundabout into Burnham. Continue over the railway line onto Queens Drive. At the next roundabout take the 2nd exit onto Love Lane. Take the first left into Rosewood Avenue and continue along this road which becomes Killarney Avenue. The property can be found on the left hand side just past the turning for Briar Close.

## 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.

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:

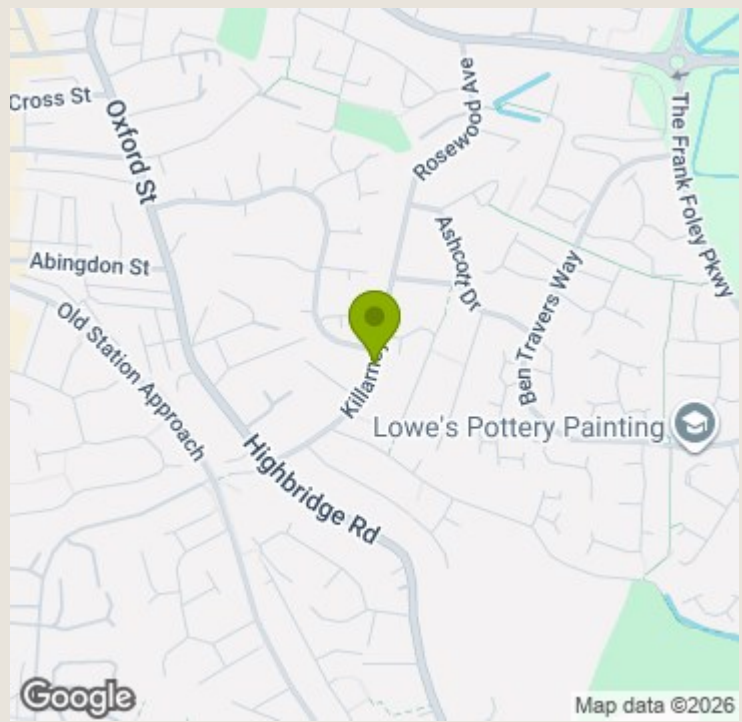
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

Please speak to the selling agent regarding an ongoing dispute with a neighbour.









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)

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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.
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