20 Brambles Road

Burnham-On-Sea, TA8 2PY

Price £365,000

BERRYMAN'S

PROPERTY DESCRIPTION

An individual deceptively sized two double bedroom bungalow situated in a highly sought after residential location to the north of Burnham-on-Sea in a good size plot and offered with the benefit of no onward chain.

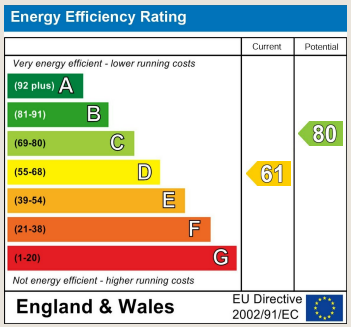
Entrance porch* entrance hall* good size lounge/dining rom with conservatory off* well appointed kitchen* two double bedrooms* bathroom* useful loft room and eaves storage. Gas central heating* upvc double glazed windows* garage* off street parking for numerous vehicles* good size enclosed mature garden to the rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two upvc double glazed obscured doors opening to the:

Entrance Porch

Part glazed door with obscure glazed side panel to the:

Entrance Hall

Stairs rising to the loft room.

Lounge/Dining Room

L Shaped

Lounge Area

20'10" x 11'5" (6.37 x 3.48)

Upvc double glazed window to the rear, high level double glazed window to the side, feature stone fireplace and wide opening to the:

Dining Area

11'1" x 7'3" (3.40 x 2.23)

Upvc double glazed window to the rear and two multi pane doors opening to the:

Conservatory

8'11" x 8'11" (2.74 x 2.72)

Part block and part upvc double glazed construction with upvc double glazed French doors opening to the rear garden.

Kitchen

12'11" x 10'7" (3.96 x 3.25)

Fitted with an extensive range of wall and floor units with unit underlighters, one and a half bowl drainer sink unit with mixer tap, integrated double oven, gas hob with extractor hood over, integrated fridge and freezer, built in washing machine, upvc double glazed window to the side and upvc double glazed door to the side driveway.

Bedroom 1

12'7" x 11'8" (3.86 x 3.58)

Upvc double glazed window to the front. Range of built in wardrobes.

Bedroom 2

12'4" x 10'4" (3.78 x 3.15)

Upvc double glazed window to the front.

Bathroom

8'0" x 5'3" (2.44 x 1.62)

Fitted with a white suite comprising panelled bath with shower over and screen. Vanity wash basin with storage cupboards below, low level w.c. with concealed cistern, heated towel rail and two upvc double glazed obscured windows to the side.

Loft Room

14'7" x 9'5" (4.46 x 2.89)

Two Velux roof windows, television point, telephone point, access to eaves storage with main area boarded for easy access. Gas combination boiler supplying domestic hot water and radiators.

Outside

To the front of the property is an enclosed garden area laid principally to lawn with bushes and shrubs.

To the left hand side of the property is a good size block pavier driveway offering off street parking for numerous vehicles and extends to the front of the property.

Garage

With two opening doors.

Wrought iron side gate opens to the:

PROPERTY DESCRIPTION

Rear Garden

A particular feature of this attractive bungalow being enclosed with a patio area, good sized lawn area. There is a raised decking area summerhouse and shed.

The garden contains various mature bushes, shrubs and trees.

Description

This individual deceptively sized detached bungalow offers well planned, well appointed accommodation that briefly comprises entrance porch, entrance hall with stairs rising to the loft road and eaves storage, good size L shaped lounge/dining room with conservatory off, well appointed kitchen, two double bedrooms and bathroom.

To the fist floor there is a useful loft room with two velux windows which would appear suitable for numerous alternative uses which in turn leads to an area of eaves storage.

The property benefits from gas central heating, upvc double glazed windows, gated driveway offering off street parking for numerous vehicles which in turn leads to the garage.

To the rear of the property there is a good size enclosed garden with mature bushes, shrubs and trees etc.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along the Berrow Road taking a right turn into Shelley Drive. Proceed down Shelley Drive turning next right into Brambles Road. Proceed along Brambles Road where the bungalow will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- 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

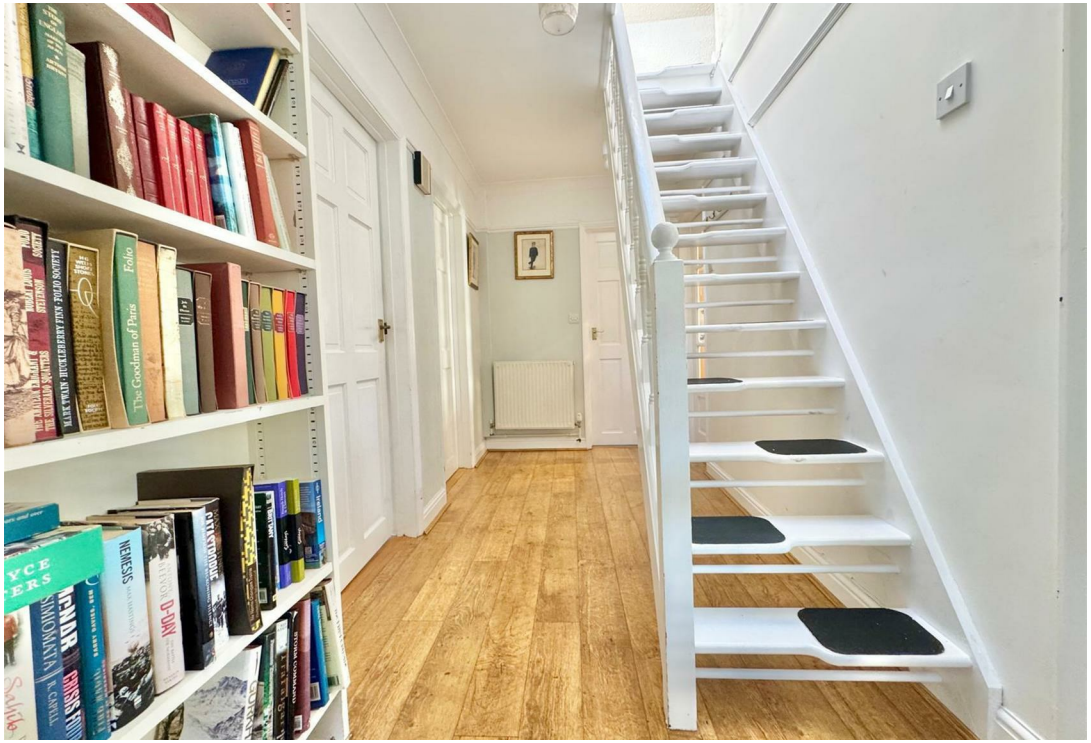
Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location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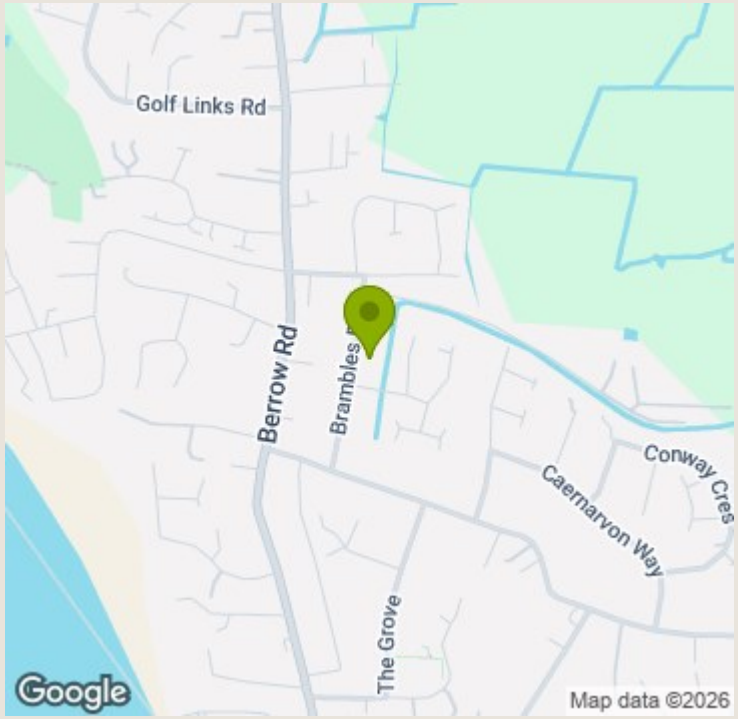

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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. 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

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