

11 Hawkins Close

Burnham-On-Sea, TA8 2TN

Price £189,950

BERRYMAN'S

PROPERTY DESCRIPTION

A modern, two bedroom terrace house WITH GARAGE, situated in a 'tucked away' cul de sac location in a popular, residential area approximately a mile from Burnham on Sea town centre and beach.

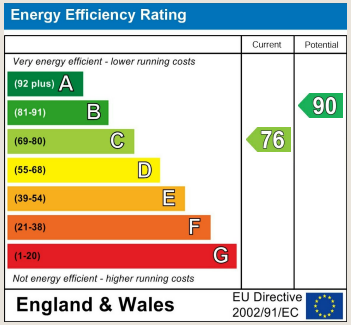
Lounge* Kitchen/diner* Two double bedrooms* Bathroom* Gas central heating* Double glazing* Enclosed rear garden* Garage and parking* Ideal first time buy or buy to let*

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed half obscure glazed entrance door to the:

Lounge

16'7" maximum x 11'6" (5.08 maximum x 3.52)

With radiator, double glazed window overlooking the front garden, stairs to the first floor. Door to the:

Kitchen/Diner

11'6" x 9'2" (3.53 x 2.80)

Fitted with a range of base cupboards and drawers and matching wall mounted cupboards with contrasting worktops. Four ring gas hob with electric oven under, space for fridge/freezer, space for washing machine, space for table and chairs, radiator, wall mounted Ideal gas fired boiler, double glazed window overlooking the rear garden and half glazed double glazed door to the rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

9'3" x 9'3" (2.82 x 2.82)

With radiator, double glazed window overlooking the rear garden. Built in double wardrobe.

Bedroom 2

11'6" x 8'2" plus door recess (3.51 x 2.49 plus door recess)

Double glazed window to the front and radiator.

Bathroom

8'5" x 4'10" (2.58 x 1.48)

Comprising panelled bath with wall mounted shower over, vanity wash hand basin with cupboard below and low level w.c. Heated ladder style towel rail and built in shelved storage cupboard.

Rear Garden

Enclosed and laid to lawn with patio and decking. Surrounded on two sides by timber fencing. Timber garden shed.

Outside

The front of the property is laid to an area of open plan lawn with pathway to the front door.

The garage is located in the parking area which is to the left hand side of the row of terraces and is the first garage (in the block of two) on the left hand side with metal up and over door.

There is an addition parking space located at the head of the cul de sac being the left hand one of two side-by-side in front of the leylandii hedge.

Description

This modern, two double-bedroom, terraced house is tucked away in a cul de sac location on the popular Love Lane development. Approximately a mile away from Burnham on Sea town centre with it's High Street shopping facilities and beach beyond.

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Presented over two floors, the accommodation briefly comprises: Lounge with window overlooking the front, kitchen diner to the rear with door to the enclosed rear garden, two double bedrooms and bathroom.
The property benefits from gas fired central heating and double glazing.

With the added advantage of a single garage and parking, an early inspection to view is thoroughly recommended.

Directions

From the Esso service station at the top of Love Lane, proceed out of Burnham on Sea and upon reaching the roundabout by Tesco, take the first exit onto the continuation of Love Lane. Take the first left into Hawley Way and continue to the t junction with Grenville Road. Turn left onto Grenville Road and take the second right into Hawley Way. The property can be round at the head of the cul de sac on the left hand side, situated off the path.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-C
• 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



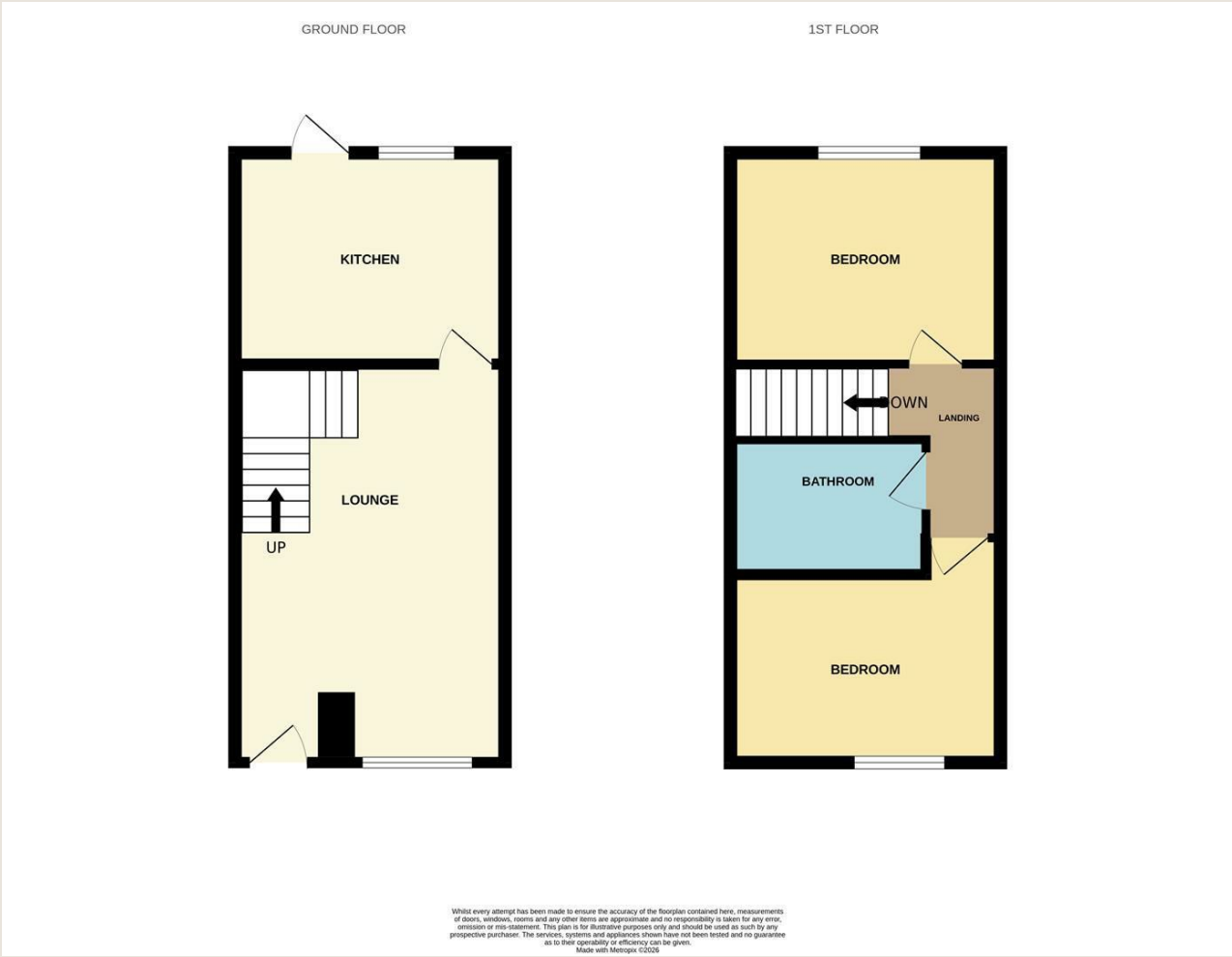


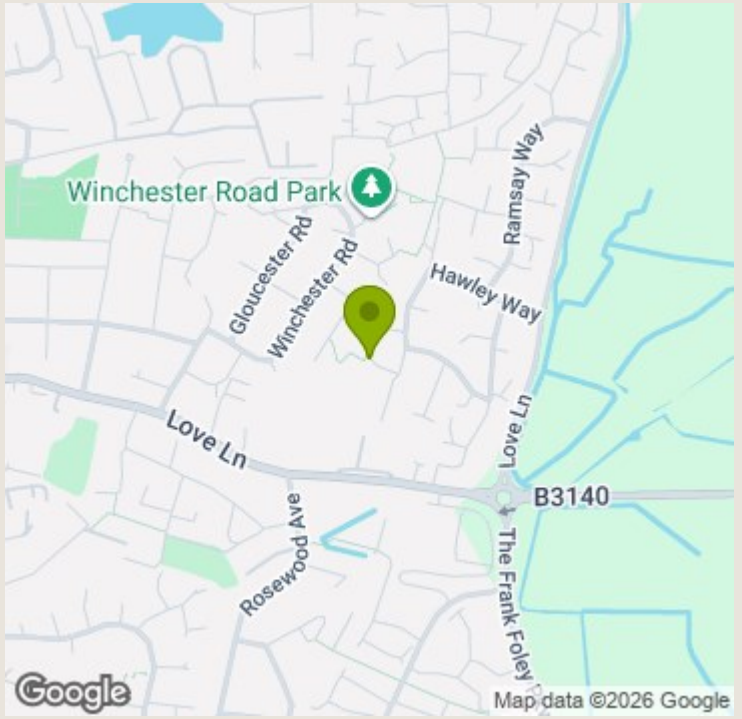












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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