



25 Aldwych Close

Burnham-On-Sea, TA8 1QD

Price £355,000



PROPERTY DESCRIPTION

An attractive four bedroom detached house situated in a sought after cul-de-sac location in a prime plot offered in good order that must be seen to be fully appreciated.

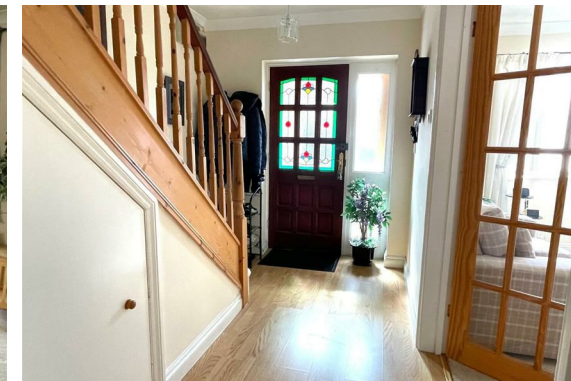
Entrance porch* entrance hall* cloakroom* lounge* dining room* conservatory* kitchen* four bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* gas central heating* garage with electric up and over door* block pavier driveway for two vehicles* enclosed sunny aspect garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door and matching side panel to the:

Entrance Porch

Further multi pane door with matching side panel to the:

Entrance Hall

Understair storage cupboard and stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c. wash hand basin, extractor fan.

Lounge

16'4" x 12'0" (4.98 x 3.66)

Upvc double glazed bay window to the front, television point, wooden glazed doors to the:

Dining Room

13'10" x 11'10" (4.24 x 3.63)

Double glazed sliding patio doors to the:

Conservatory

11'6" x 11'6" (3.51 x 3.51)

Part brick and part upvc double glazed construction with upvc double glazed patio door to the rear garden.

Kitchen

10'4" x 9'6" (3.15 x 2.92)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated electric oven, hob and extractor fan, plumbing for automatic washing machine, space for American style fridge/freezer, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and double glazed obscured window to the rear.

First Floor Landing

Access to roof space. Airing cupboard.

Master Bedroom

13'1" x 10'0" (4.01 x 3.07)

Upvc double glazed window to the front. Door to:

En Suite Shower Room

Comprising shower cubicle, close coupled w.c., pedestal wash hand basin, extractor fan, shaver point and upvc double glazed obscured window to the side.

Bedroom 2

10'0" x 9'8" (3.07 x 2.95)

Upvc double glazed window to the rear.

Bedroom 3

9'4" x 6'11" (2.87 x 2.11)

Upvc double glazed window to the rear.

Bedroom 4

8'11" x 7'8" (2.74 x 2.36)

Upvc double glazed window to the front.

Family Bathroom

6'8" x 5'11" (2.04 x 1.82)

Fitted with a panelled bath, close coupled w.c., wash hand basin, shaver point, extractor fan and upvc double glazed window to the side.

Outside

To the front of the property is an open plan block pavier driveway offering off street parking for two vehicles which in turn leads to the:

PROPERTY DESCRIPTION

Garage

16'7" x 8'7" (5.08 x 2.62)

With remote control roller door, light and power. Eaves storage and upvc double glazed obscured window to the rear.

To the left hand side of the property is a side gate which leads to the rear of the property.

Rear Garden

Enclosed rear garden with patio area and borders containing shrubs and bushes.

The garden enjoys a sunny aspect and is a particular feature of this family home.

Description

The property is set in a prime plot in a highly sought after cul-de-sac location and has been well maintained by the present vendor and benefits from having a good sized conservatory to the rear.

The property briefly comprises entrance porch, entrance hall, lounge, dining room with conservatory off, kitchen, four bedrooms with the master having an en suite shower room and a family bathroom. There is an attached garage with electric door and a block pavier driveway offering off street parking for two vehicles.

To the rear of the property is an enclosed sunny aspect garden and an early application to view is strongly recommended by the vendors selling agents.

Directions

From the town centre proceed along Love Lane to the roundabout beside Tesco supermarket taking the third exit into Frank Foley Parkway taking the second right into Ben Travers Way. Continue passing Thorndike Way, Cookson Close and Priestley

Way and Aldwych Close will be found further along on the left hand side. Proceed into Aldwych Close bearing to the left and the property will be found towards the end of the cul-de-sac in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-D

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

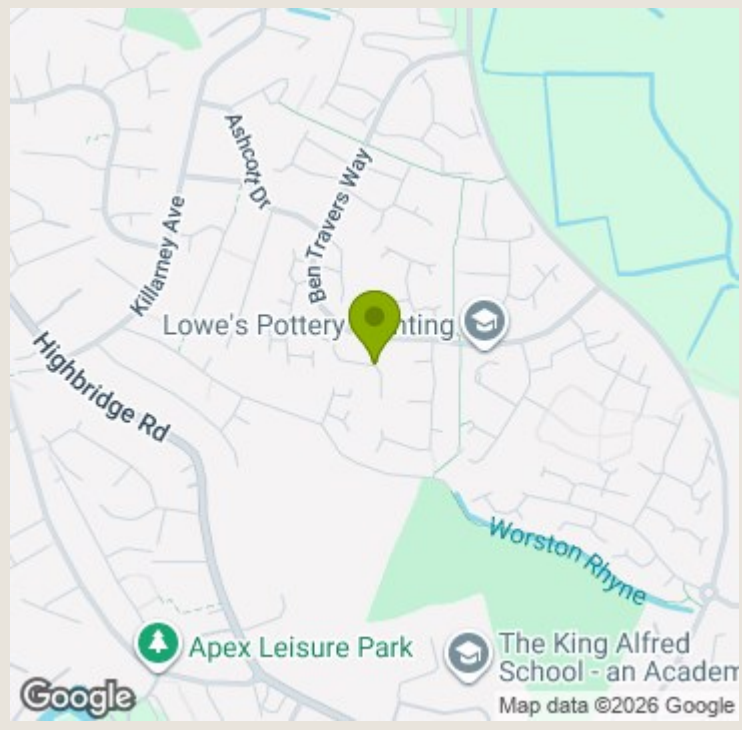
Flood Information:

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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

