1 Southernlea Road

Burnham-On-Sea, TA8 2EP

Price £285,000

BERRYMAN'S

PROPERTY DESCRIPTION

Attractive three bedroom detached house set in a corner plot with garage and gated off street parking ideal for the secure parking of a caravan/boat etc located in a sought after location to the north of Burnham-on-Sea.

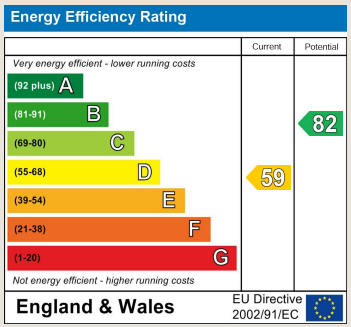
Entrance hall* cloakroom* lounge/dining room* kitchen* three bedrooms* shower room* upvc double glazing* gas central heating* garage* gardens and parking.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscure door to the:

Entrance Hall

With stairs rising to the first floor. Understair storage cupboard housing the gas boiler supplying domestic hot water and radiators.

Cloakroom

Comprising close coupled w.c. wash hand basin and upvc double glazed obscured window to the side.

Lounge/Dining Room

Lounge

13'9" x 12'0" (4.20 x 3.67)

Gas fire and upvc double glazed window to the rear. Upvc double glazed obscured door opening to the rear garden.

Dining Area

9'8" x 9'3" (2.96 x 2.82)

Upvc double glazed window to the rear. Sliding door to the:

Kitchen

9'8" x 8'5" (2.97 x 2.58)

Fitted with a range of wall and floor units to incorporate double drainer sink unit, cooker point, plumbing for automatic washing machine, upvc double glazed window to the front and upvc double glazed door to outside.

First Floor Landing

Access to roof space. Airing cupboard and upvc double glazed window to the front.

Bedroom 1

13'11" x 10'0" (4.25 x 3.06)

Built in wardrobe and upvc double glazed window to the rear.

Bedroom 2

10'9" x 9'9" (3.28 x 2.98)

Upvc double glazed window to the rear.

Bedroom 3

9'1" x 7'9" (2.79 x 2.37)

Overstair storage cupboard and upvc double glazed window to the front.

Shower Room

6'11" x 5'6" (2.13 x 1.68)

Comprising shower cubicle, low level w.c., pedestal wash hand basin, extractor fan and light/shaver point. Upvc double glazed obscured window to the front.

Outside

The property is set in attractive plot with front garden laid principally to lawn.

To the left hand side of the property is a gate opening to a further area of garden with storage.

PROPERTY DESCRIPTION

Rear Garden

Part walled with patio and being laid principally to lawn.

Located to the rear of the property and accessed from Eastleigh Close is a:

Garage

With up and over door. Personal access door to the side and window.

To the front of the garage is an off street parking space.

Double gates opening to a further area of hardstanding providing secure off street parking.

Description

This attractive detached house is situated in a prime plot and briefly comprises entrance hall with cloakroom, lounge/dining room, kitchen, three bedrooms and shower room.

The property benefits from upvc double glazed windows, gas central heating, good size enclosed part walled garden to the rear, garage, off street parking and double gates opening to a further area of hardstanding ideal for the storage of a caravan etc should it be required.

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. Take a left turn which is a continuation of Love Lane and bear left into Stoddens Road. Take the next left into Southernlea Road. Proceed down Southernlea Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- 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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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.

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

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