



7 Atlantic Crescent

Burnham-On-Sea, TA8 1NF

Asking Price £399,950



# PROPERTY DESCRIPTION

Situated in a sought after residential location, close to Burnham-on-Sea sea front and town centre is this very well presented 4 bedroom detached house with off road parking and garage.

The property benefits from having owned solar panels, generously sized garden room and open plan living accommodation on the ground floor.

- \*Entrance hall \*Cloakroom \* \*Open plan kitchen/dining area/lounge \*Conservatory
- \*Four bedrooms \*Family bathroom \*Garage \*Mature rear garden \* Gas central heating \*Owned solar panels \*Must be seen

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: B



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

# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Upvc double glazed doorway to:

### Entrance hall

11'3" x 8'9" (3.44 x 2.67)

A welcoming space with doorways to the under stair storage, lounge, W/C and kitchen area. Stairs rising to the first floor.

### Cloakroom

Comprising of a close coupled W/C, hand wash basin and Upvc double glazed obscured window to side

### Open plan kitchen/dining area/lounge

#### Kitchen area

26'2" x 8'10" (7.98 x 2.70)

Generously sized kitchen fitted with a range of wall and base units providing ample storage, 1 1/2 board sink drainer unit, space for fridge/freezer, space and plumbing for automatic washing machine and dishwasher, space for oven, tiled splashback, doorway to the garage and Upvc double glazed window to the rear.

#### Dining area

Upvc double glazed door to the garden room, radiator and opening to the lounge

#### Lounge

16'11" x 11'3" (5.18 x 3.43)

Generously sized lounge with a large, feature Upvc double glazed bay window to front allowing ample of natural light into the room, radiator and doorway to the entrance hall

## Conservatory

14'3" x 13'3" (4.36 x 4.04)

Part brick, part Upvc double glazed construction with Upvc double glazed French doors opening to the covered area of the garden

## First floor landing

Doors to all first floor rooms and access to the loft space

## Main bedroom

11'5" x 10'7" (3.48 x 3.25)

Generously sized double bedroom with space for free standing storage. Upvc double glazed window to rear

## Bedroom

10'10" x 9'1" (3.31 x 2.77)

Double bedroom with built in storage and space for further free standing storage. Upvc double glazed window to front

## Bedroom

9'10" x 7'11" (3.02 x 2.43)

Double bedroom with space for free standing storage and Upvc double glazed window to rear

## Bedroom

8'2" x 7'3" (2.51 x 2.21)

Upvc double glazed window to front

## Family bathroom

8'6" x 6'4" (2.60 x 1.95)

Generously sized four piece suite comprising of a corner shower cubicle, bath

# PROPERTY DESCRIPTION

with mixer tap, hand wash basin with storage under, close coupled w/c, storage cupboards and Upvc double glazed obscured window to rear

## Garage

26'7" x 7'8" (8.12 x 2.35)

Large garage fitted with an up and over door, power and lighting. Ample of storage space and pedestrian access doors to the kitchen and rear garden.

## Outside

To the front of the property is off street parking for multiple cars and a mature garden area with lawn, shrubs and bushes. From the front of the property you can access the garage through the up and over door.

To the rear of the property is a spacious, mature garden, mainly laid to lawn and complemented by an array of established shrubs, bushes, and trees. The garden also benefits from several patio seating areas, including one sheltered beneath a Upvc double-glazed lean-to, providing the perfect space to enjoy the outdoors in all weather conditions.

## Description

Situated in a sought after residential location, close to Burnham-on-Sea sea front and town centre is this very well presented 4 bedroom detached house with off road parking and garage. The property briefly comprises of a good size entrance hall, cloakroom, open plan kitchen/dining area/lounge, garden room, 4 bedrooms, four piece suite bathroom, garage and mature enclosed rear garden.

The property benefits from having owned solar panels, generously sized conservatory and open plan living accommodation on the ground floor.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed along Oxford Street taking a right turn into Abingdon Street. Proceed to the end of Abingdon Street and at the traffic light take a left turn onto Marine Drive. Proceed down Marine Drive taking the first right into Lundy Drive. Proceed down Lundy Drive bearing to the left, then turn right into Atlantic Crescent where the property can be found on the left hand side..

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-B

- 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.
- Somerset Council Tax: D

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)

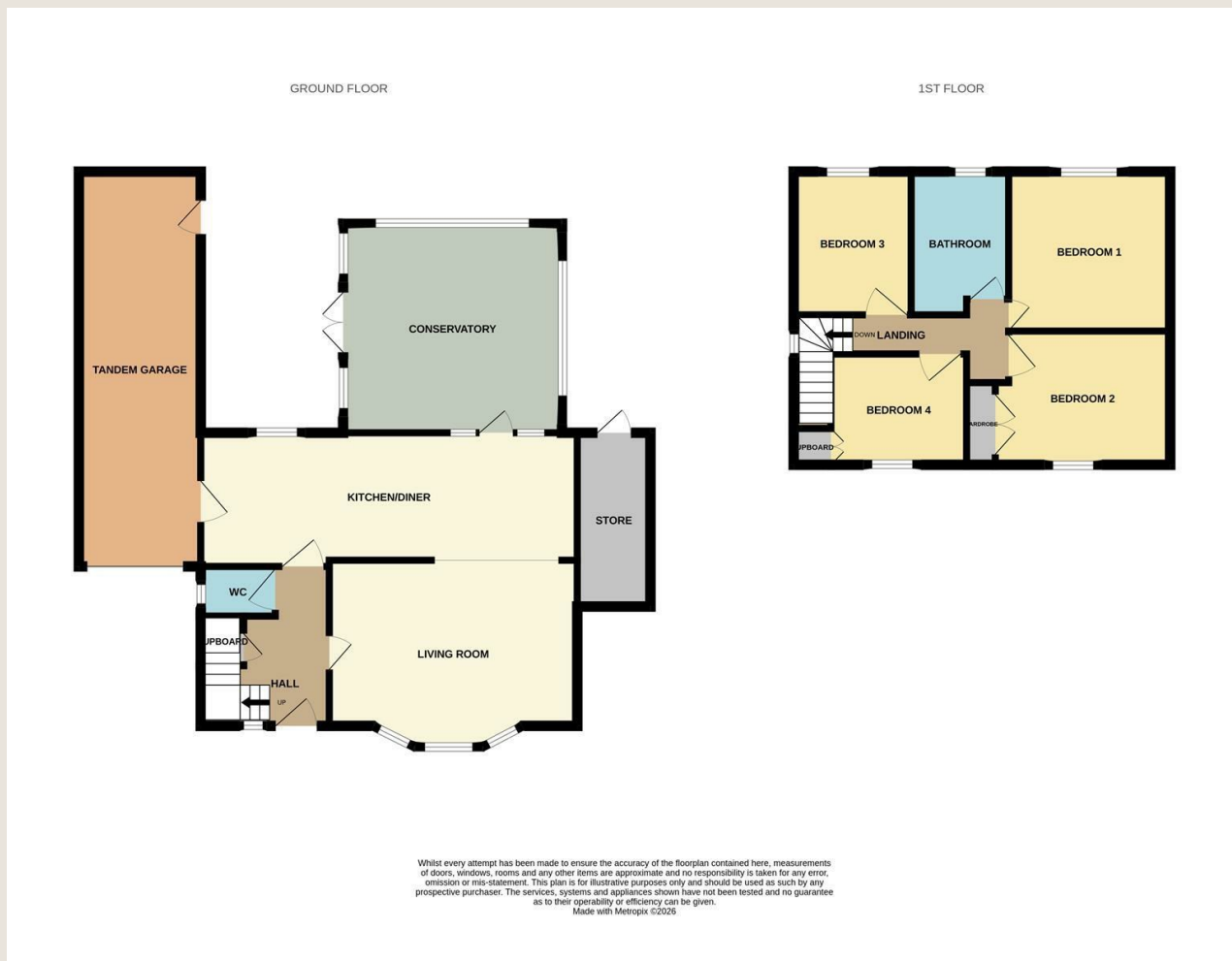
Flood Information:

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









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)

### 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

