

Saxondale Avenue

Burnham-On-Sea, TA8 2PR

Price £367,250

BERRYMAN'S

PROPERTY DESCRIPTION

This very attractive semi-detached bungalow offers well planned, beautifully appointed "turn key" accommodation that must be seen to be fully appreciated.

The property enjoys a sunny south facing position and is only a short walk to the beach, Burnham and Berrow Golf Club and local shops and also benefits from having off street parking for numerous vehicles and an insulated and fully air conditioned log cabin in the rear garden.

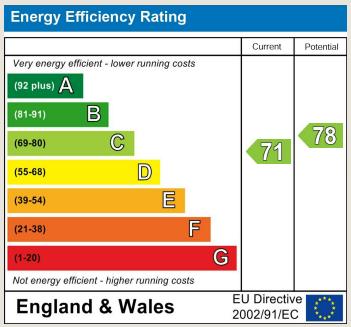
Exceptionally well presented *Stunning kitchen *Large lounge* Sitting room/dining room *Two bedrooms *Shower room *Garage with Power and light *Insulated log cabin with electricity *Off street parking and large gardens both front and rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Composite door with feature obscure double glazed panels and side panel to the:

Entrance hall

Access to roof space via substantial wooden ladder. The roof space has been floored with light. Gas combination boiler supplying domestic hot water and radiators.

Lounge

14'10" x 10'7" (4.53 x 3.23)

Upvc double glazed window to the rear, double glazed door opening to the:

Dining room/sitting room

19'8" x 7'9" (6.01 x 2.38)

Part brick and part Upvc double glazed construction with tiled floor, Upvc double glazed door to outside. Tiled flooring and air conditioning.

Kitchen

14'9" x 7'4" (4.51 x 2.24)

Fitted with a high quality range of wall and floor units to incorporate integrated eye level double oven, electric hob with extractor fan, integrated fridge/freezer, one and a half bowl drainer sink unit, larder cupboard, integrated dishwasher and washing machine, upvc double glazed window to the side and door to the dining room/sitting room. Tiled floor.

Bedroom 1

11'8" x 9'7" (3.56 x 2.94)

Upvc double glazed window to the front

Bedroom 2

11'3" maximum x 9'4" (3.45 maximum x 2.87)

Built in wardrobes with shelving and hanging space. Upvc double glazed window to the front.

Shower room

7'3" x 4'8" (2.22 x 1.44)

Fitted with an attractive suite comprising large corner shower cubicle with seat and rain-head and hand held shower, wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Tiled floor, part tiled walls, extractor fan. Upvc double glazed obscured window to the rear.

Outside

To the front of the property is a good sized open plan garden laid principally to lawn with driveway offering off street parking for numerous vehicles leading to the:

Garage

15'7" x 7'7" (4.77 x 2.33)

Remote control roller door. Power and light. Upvc double glazed window to the side.

To the right hand side of the property is a gate leading to the side and rear gardens.

Gardens

To the right hand side of the property is a good sized garden area

PROPERTY DESCRIPTION

measuring approximately 60ft x 25ft laid to lawn with workshop and shed with light and power.

The main rear garden is laid principally to lawn measuring approximately 55ft x 45ft with central path and various seating areas.

Outside light and power. Outside tap.

The gardens are a particular feature of the property making a full inspection essential.

Workshop

10'0" x 10'0" (3.05m x 3.05m)

Description

The property briefly comprises good sized entrance hall, lounge, door opening to the dining room/sitting room which gives access to the rear garden. There is a beautifully appointed kitchen, two double bedrooms and a stunning shower room. The property benefits from having new internal doors, redecorated throughout and new floorings. There is a garage with remote controlled door, light & power, off street parking for numerous vehicles, good sized insulated log cabin and is set in a good sized sunny aspect corner plot.

Properties of this quality rarely become available for sale making a full internal inspection essential.

Directions

Proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a left turn into Saxondale Avenue and the property will be found on the left hand side in an extension of the road in a corner position.

Material information

Additional information not previously mentioned

Council Tax Band-C

EPC-C

•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




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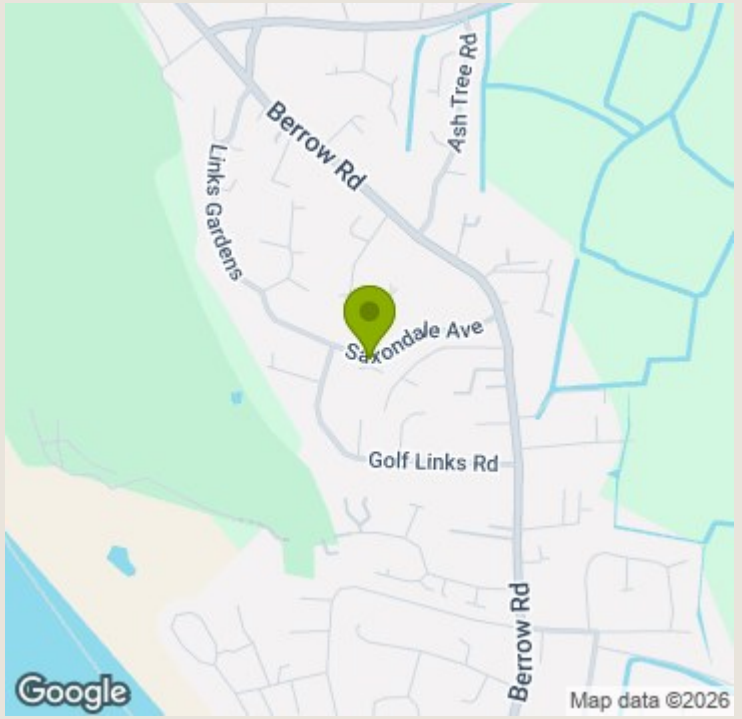







TODAYS
SPECIALS
MONK FISH
+ BEER





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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