



3 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £239,950



PROPERTY DESCRIPTION

An attractive, older style 3/4 bedroom terraced house with useful attic space. Benefiting from having gas central heating and Upvc double glazed windows. The house is in excellent order throughout and must be seen to be fully appreciated.

*Entrance porch *Entrance lobby *Entrance hall *Lounge *Dining room/bedroom 4 with shower room off *Three double first floor bedrooms *Master en-suite shower room *Useful loft room with cloakroom *Gas central heating *Upvc double glazing *Enclosed courtyard garden to rear *Excellent decorative order *No onward chain

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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 to:

Entrance porch

4'3" x 3'8" (1.32 x 1.14)

Upvc double glazed windows to either side with wooden door to the hallway. Feature tessellated floor and further door opening to:

Entrance hall

Stairs rising to the first floor, feature tessellated floor and under stair storage cupboard

Lounge

13'9" x 13'7" (4.20 x 4.15)

Feature fireplace, cornice ceiling, picture rail and Upvc double glazed bay window to front

Dining room/bedroom 4

18'4" x 10'0" (5.61 x 3.07)

Two Upvc double glazed windows to the side, Upvc door to outside and door to:

Shower room

Comprising of shower cubicle, pedestal wash hand basin, close coupled w/c and two Upvc double glazed windows to the rear

Kitchen

12'11" x 11'6" (3.94 x 3.53)

Fitted with a range of wall and floor units to incorporate integrated double oven, gas hob and extractor fan. Plumbing for automatic washing machine, feature fire surround, space for American style fridge/freezer and two Upvc double glazed french doors opening to the rear courtyard garden.

First floor landing

Door with stairs leading to attic space and storage cupboard

Bedroom 1

16'8" + recess x 11'3" extending to 13'6" (5.10 + recess x 3.45 extending to 4.14)

Upvc double glazed bay window and additional Upvc window to front. Storage cupboard and feature fire surround

En-suite shower room

Comprising of a corner shower cubicle, vanity wash hand basin, close coupled w/c, stainless steel towel rail and extractor fan

Bedroom 2

13'3" x 10'2" (4.04 x 3.10)

Two Upvc double glazed windows to the side

Bedroom 3

12'11" x 11'8" (3.94 x 3.56)

Feature fire surround and Upvc double glazed window to the rear

PROPERTY DESCRIPTION

Bathroom

9'2" x 7'2" (2.80 x 2.20)

Comprising of a panelled bath, large separate shower enclosure, wash hand basin with storage under and Upvc double glazed obscured window to side

Attic space

17'10" x 13'9" (5.46 x 4.20)

Part restricted head room, double glazed velux window to the rear and feature exposed chimney breast. This room offers great potential for numerous alternative uses and benefits from having a cloakroom with close coupled w/c, pedestal hand wash basin and extractor fan.

Outside

To the front of the property is a boundary wall and a garden laid for ease of maintenance. To the rear of the property is an enclosed courtyard garden laid to block pavia with rear pedestrian access gate.

Description

This attractive older style house is situated in a convenient location close to Burnham-On-Sea town centre and sea front. The property briefly comprises of an entrance porch, entrance lobby, entrance hall, lounge with feature fireplace, dining room/bedroom 4 with shower room off and a well appointed kitchen. To the first floor there are 3 double bedrooms with family bathroom and also a useful attic space with cloakroom. The property benefits from having gas central heating, Upvc double glazed windows and an enclosed courtyard garden to the rear. Offered in excellent order throughout and further benefits from no onward chain.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and prior to the Catholic Church on the right hand side take a right turn into Lynton Road. Proceed along Lynton Road and the property will be found towards the end of the road on the right hand side.

Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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

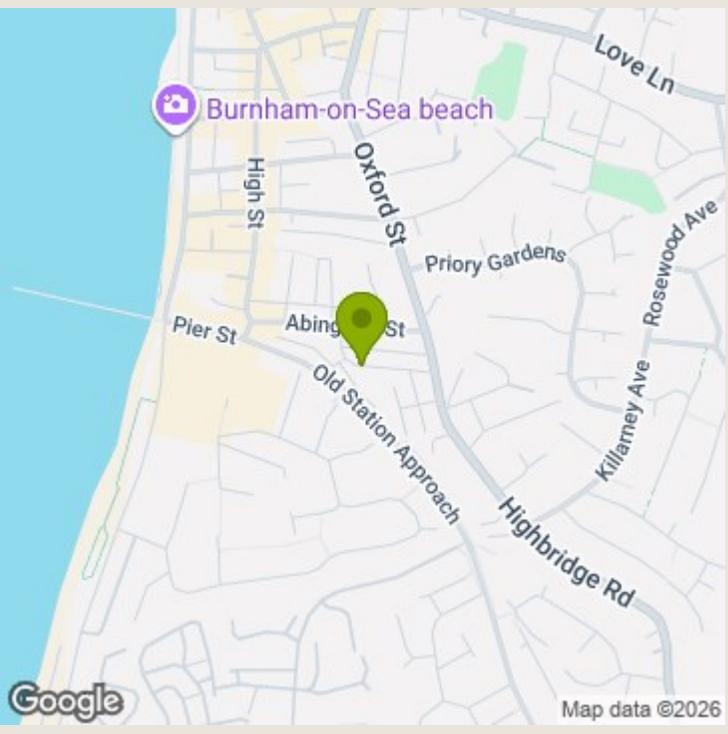
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

