

132 Marine Drive

Burnham-On-Sea, TA8 1QJ

Price £200,000

BERRYMAN'S

PROPERTY DESCRIPTION

This fully refurbished 2 bedroom house is situated on the esplanade end of the road and briefly comprises of an entrance hall, lounge, kitchen/breakfast room, 2 bedrooms and bathroom. The property benefits from having gas central heating, Upvc double glazed windows, designated off street parking and offered with no onward chain making an early inspection is essential.

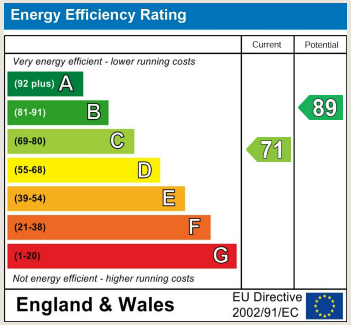
*Two Bedrooms *Lounge *Kitchen / Breakfast Room *Shower Room *Entrance Porch *Enclosed Garden *Off Street Parking

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance Porch

Front door into entrance porch with storage cupboard, radiator, and further door into :-

Lounge

12'11" x 11'3" (3.94 x 3.43)

Double glazed window to the front, radiator, stairs to first floor, door to :-

Kitchen / Breakfast

12'11" x 6'1" (3.96 x 1.86)

Newly fitted kitchen with wall and base units with roll top work surface over, induction hob, oven with extractor hood, space and plumbing for washing machine, space for fridge / freezer, double glazed window to the front.

First Floor Floor landing

Doors to :-

Bedroom 1

10'0" x 9'6" (3.07 x 2.90)

Double glazed to front, radiator, built in wardrobe with loft access (where new boiler is situated).

Bedroom 2

7'5" x 6'5" (2.28 x 1.97)

Double glazed window to the front, radiator.

Shower Room

6'1" x 5'4" (1.87 x 1.65)

Newly fitted with walk in shower, low level w/c, wash hand basin with vanity unit under, heated towel rail and extractor fan.

Outside

Garden

Enclosed garden mainly laid to chippings with patio area, access to rear leading to off street parking.

Off Street Parking

To the rear of the property there are 2 off street parking spaces.

Material Information...

Additional information not previously mentioned

Council Tax Band-B

EPC-C

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Sewage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band B

PROPERTY DESCRIPTION

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, 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

BERRYMANS

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The Property Ombudsman