



24 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £325,000



PROPERTY DESCRIPTION

A three/four bedroom detached house situated in a sought after residential location being within a short walk of Burnham-on-Sea town centre and sea front.

Entrance hall* lounge* sitting room/bedroom 4* beautifully appointed kitchen/breakfast/dining room* utility/cloakroom* first floor landing* three good size bedrooms* family bathroom with bath and shower* gas central heating* double glazed windows* walled courtyard garden with gated off street parking for one vehicle. Excellent order throughout and must be seen.

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		77
(55-68)	D	57	
(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)

Wooden door with glazed insert to the:

Entrance Hall

Stairs rising to the first floor landing.

Lounge

12'0" x 12'0" extending to 13'8" (3.66 x 3.66 extending to 4.19)

Upvc double glazed bay window to the front. Stripped wooden flooring and recessed wood burner with hearth. Cornice ceiling and picture rail.

Sitting Room/Bedroom 4

12'0" maximum x 10'0" maximum (3.66 maximum x 3.07 maximum)

L shaped with feature fire surround and recess. Upvc double glazed window to the rear.

Kitchen/Breakfast/Dining Room

20'4" x 10'1" maximum (6.21 x 3.09 maximum)

Beautifully appointed with an extensive range of wall and floor units to incorporate integrated oven, five burner gas hob with extractor hood over, integrated dishwasher, fridge and freezer. Wood block worktops, double bowl ceramic sink, feature radiator, exposed brick fireplace and two aluminium double glazed doors with matching side panels opening to the rear garden. Breakfast bar.

Utility/Cloakroom

Accessed from the sitting room/bedroom 4 with close coupled w.c., plumbing for automatic washing machine, space for tumble dryer, shelving and gas boiler supplying domestic hot water and radiators. Extractor fan.

First Floor Landing

Bedroom 1

9'8" x 8'9" extending to 10'1" (2.95 x 2.68 extending to 3.09)

Upvc double glazed window to the rear.

En Suite Cloakroom

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

Bedroom 2

12'1" x 12'0" (3.69 x 3.68)

Range of built in wardrobes and drawers and upvc double glazed window to the front.

Bedroom 3

13'5" x 6'3" (4.10 x 1.92)

Upvc double glazed window to the front. Loft access.

Bathroom

10'1" x 5'6" (3.08 x 1.69)

Fitted with an attractive claw foot bath with mixer tap and shower attachment. Separate shower cubicle, close coupled w.c. and pedestal wash hand basin. Extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with gate opening to a pathway leading to the front door.

PROPERTY DESCRIPTION

Rear Garden

27'1" x 16'3" (8.27 x 4.96)

Attractive walled garden enjoying a sunny aspect with attractive composite decking area, good size garden shed and tool store.

Double gates from the service road open into the garden area where there is a block pavier area offering parking for one vehicle should it be required.

Description

A rare opportunity to purchase a detached house situated within a short walk of Burnham-on-Sea town centre and sea front.

The property has been substantially upgraded and improved over the years to offer well planned living accommodation that briefly comprises good size entrance hall, lounge with wood burner, beautifully appointed kitchen/breakfast/dining room, utility room/cloakroom and versatile sitting room/bedroom 4.

To the first floor there is a landing, three good size bedrooms and bathroom with a bath and shower.

The property benefits from double glazed windows, gas central heating, is offered in excellent order throughout with a sunny aspect walled garden to the rear with double gates opening to provide secure off street parking should it be required.

An early application to view is strongly recommended by the vendors selling

agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and beside the Catholic church take a right turn into Lynton Road. Proceed down Lynton Road and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-Ordered

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

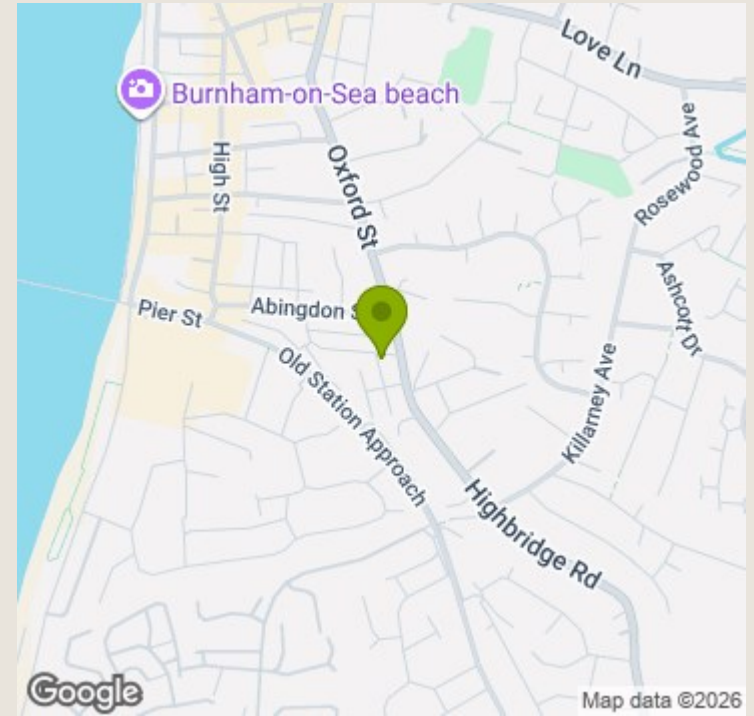
Flood Information:

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.
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 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

