



116A Stoddens Road

Burnham-On-Sea, TA8 2DD

Price Guide £220,000



# PROPERTY DESCRIPTION

GUIDE PRICE £220,000 - £250,000

An attractive three double bedroom semi detached cottage style property situated in a highly sought after residential location to the north of Burnham-on-Sea in need of some modernisation and improvement.

Entrance hall\* lounge\* dining room\* kitchen\* first floor landing\* three double bedrooms\* bathroom\* gas central heating\* mostly upvc double glazed windows\* gated off street parking\* cottage style garden\* rare opportunity\* must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Accommodation (Measurements are approximate)

Multi pane door to the:

### Entrance Hall

Part glazed door to the:

### Lounge

16'2" extending to 21'2" maximum x 10'4" (4.93 extending to 6.47 maximum x 3.16)

Upvc double glazed bay window to the front, gas fire with back boiler supplying domestic hot water and radiators, wall light points and door to the:

### Inner Hallway

Understair storage cupboard and opening to the kitchen. Door to the:

### Dining Room

11'3" x 10'2" (3.43 x 3.11)

Stairs rising to the first floor. Double glazed window and storage cupboard.

### Kitchen

10'1" x 6'7" (3.09 x 2.01)

Fitted with a range of floor units to incorporate single drainer sink unit, integrated oven and hob, plumbing for automatic washing machine, space for fridge/freezer, double glazed window and part glazed door to outside.

### First Floor Landing

Airing cupboard, loft access.

### Bedroom 1

10'11" x 10'8" (3.33 x 3.27)

Upvc double glazed window.

### Bedroom 2

10'10" x 9'10" (3.32 x 3.01)

Double glazed window.

### Bedroom 3

10'0" x 7'11" (3.07 x 2.43)

Double glazed window.

### Bathroom

10'2" x 6'5" plus recess (3.10 x 1.96 plus recess)

Comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, light/shaver point, wooden obscured window to the side.

### Outside

To the front of the property is a boundary hedge with five bar gate and five bar pedestrian gate opening to the garden and parking area.

To the right hand side of the property is a cottage style garden laid for ease of maintenance with garden shed.

### Description

This older style cottage style property offers well proportioned living accommodation and briefly comprises entrance porch, good size lounge with bay window, dining room, kitchen to the ground floor and to the first

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floor there is a landing, three double bedrooms and a good size bathroom.

The property has a cottage style garden to the side and gated off street parking for two to three cars to the front.

The property is in need of some modernisation and improvement but benefits from gas central heating, mostly upvc double glazed windows and offers a rare opportunity for an individual to put their own mark on this attractive property.

### Directions

Proceed along Berrow Road passing the inland lighthouse on the left hand side. Take a right turn into Stoddens Road. Proceed down Stoddens Road where the property will be found on the right hand side on the corner of Stoneleigh Close.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas 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](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:

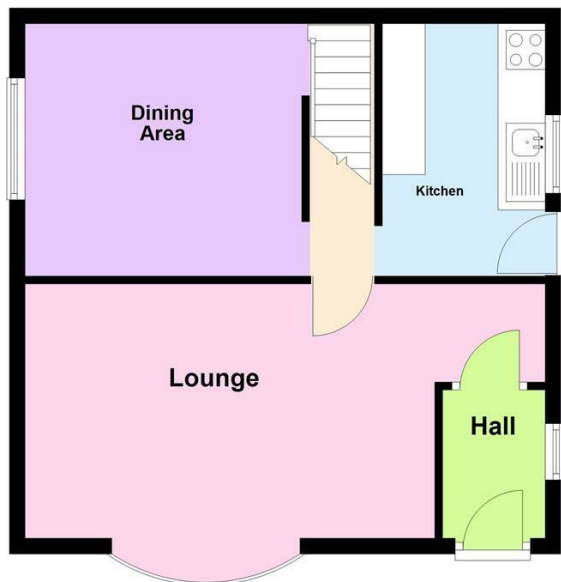
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







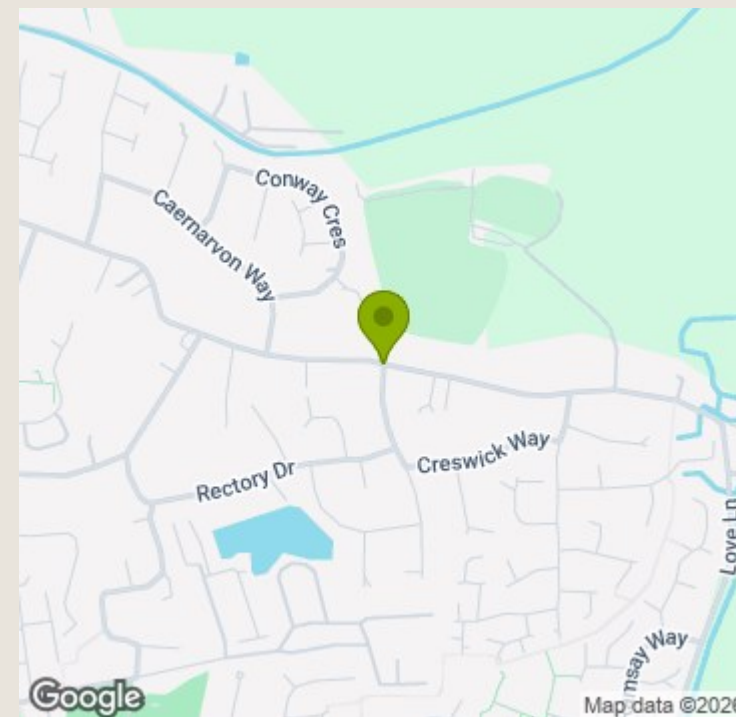
### Ground Floor



### First Floor



Total area: approx. 88.0 sq. metres (947.3 sq. feet)



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

