



12 Marwood Close

Burnham-On-Sea, TA8 2ED

Price £385,000



PROPERTY DESCRIPTION

Situated in this highly sought after residential area of Burnham-on-Sea is this extremely well presented, extended, three bedroom detached house with a mature, landscaped rear garden, off street parking for multiple vehicles and single garage. The property benefits from having owned solar panels, modern kitchen, extended lounge and dining room, and a modern shower room.

- *Entrance porch
- *Hallway
- *Cloakroom
- *Extended lounge
- *Dining room
- *Modern kitchen
- *First floor landing
- *Three bedrooms
- *Modern shower room
- *Owned solar panels
- *Single garage
- *Landscaped rear garden
- *Gas heating
- *Upvc double glazing
- *Must be seen

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed entrance door to:

Entrance Porch

Ideal for shoe and coat storage. Doorway to:

Hallway

Stairs rising to first floor landing. Doors to Lounge, kitchen and:

Cloakroom

Fitted with a close coupled w/c, hand wash basin, radiator and Upvc double glazed window to side

Lounge

25'5" x 13'11" (7.77 x 4.25)

Large lounge with feature gas fireplace, radiators, space for additional furnishings, Upvc double glazed sliding doors to the landscaped rear garden, Upvc double glazed window to side, and double doors entering the:

Dining Room

12'3" x 9'10" (3.75 x 3.02)

Space for a large dining table and chairs, radiator, Upvc double glazed sliding doors to the landscaped rear garden, and doorway to:

Kitchen

18'11" x 9'11" (5.78 x 3.03)

Modern kitchen fitted with a range of wall and base units with worktop space over providing ample storage space, with the following integrated items - eye level double oven, washing machine, four ring electric hob with extractor over,

and fridge freezer. The worktop space extends into a breakfast bar/area with space for three stools/chairs. Radiator, Upvc double glazed window to front, Upvc double glazed door to the side access/car port, doorway to the hallway and dining room

First floor landing

Doors to all first floor rooms, airing cupboard housing the gas combination boiler supplying domestic hot water and radiators, and loft hatch

Main bedroom

12'0" x 10'5" excluding wardrobe (3.66 x 3.18 excluding wardrobe)

Fitted with built in wardrobes with sliding doors, space for additional storage units, radiator, and Upvc double glazed window to rear

Bedroom 2

11'3" x 10'1" (3.44 x 3.08)

Space for additional storage units, radiator, and Upvc double glazed window to rear

Bedroom 3

9'5" x 8'1" (2.88 x 2.47)

Currently being used as an office but can be converted back to a bedroom should it be required. Built in cupboard and Upvc double glazed window to front

Shower room

7'2" x 5'6" (2.20 x 1.70)

White suite comprising of a large shower cubicle, w/c with concealed cistern, hand wash basin with storage under, wall cupboard, heated ladder style towel rail, and Upvc double glazed window to front

PROPERTY DESCRIPTION

Garage

Up and over garage door, ideal storage space, lighting and power

Outside

The front of the property is mainly laid to brick pavier driveway that leads through the car port to the garage, the driveway offers off street parking for multiple vehicles. To the left of the driveway there is also an area of lawn with a small tree.

Rear Garden

To the rear of the property is a landscaped, mature garden with a generously sized patio area that creates a pathway to the brick store room. The patio area creates a perfect space for alfresco dining, hosting and/or relaxing in the rear garden. The rest of the garden is laid to lawn with bush, fence and brick borders.

The property benefits from having owned solar panels situated on the rear side of the roof (please ask agent for more information).

Brick store room

Wooden entrance door, lighting and power.

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Directions

Proceed along the Berrow Road for approximately 1 mile, turning right into Stoddens Road. Proceed down Stoddens Road towards the BASC Ground, turning right into Stoneleigh Close. Proceed down Stoneleigh Close bearing to the right towards the end of the cul-de-sac into Westmere Crescent. Proceed down Westmere Crescent turning left into Marwood Close.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-Ordered

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- 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

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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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