



## MARINE DRIVE

Burnham-On-Sea, TA8 1QJ

Price £214,950

**Tamlyns**

## 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.

### Situation

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

### Local Authority

Somerset Council Tax Band: B  
Tenure: Freehold  
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All sizes 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 rolltop 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

### First Floor Floor landing

Doors to :-

### Bedroom 1

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

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Sewage.
- No Flooding.
- 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)

## PROPERTY DESCRIPTION

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Marine Drive





# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location 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 all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

