



6 Westfield Drive

Burnham-On-Sea, TA8 2DR

Price £279,950



# PROPERTY DESCRIPTION

An upgraded, improved and reconfigured bungalow situated in a highly sought after location close to Burnham-on-Sea town centre and sea front that must be seen to be fully appreciated. Offered with no onward chain.

Large entrance hall\* lounge with large conservatory off\* upgraded kitchen\* two double bedrooms\* wet room\* upvc double glazed windows\* gas central heating with modern combination boiler\* garage\* off street parking\* private enclosed garden to the rear.

## Local Authority

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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)

Ramp access gives access to upvc double glazed obscured door opening to the :

### Entrance Hall

Upvc double glazed window to front. Cupboard housing the Worcester combination gas boiler supplying domestic hot water and radiators. Cloaks cupboard and access to roof space.

### Lounge

13'10" x 10'7" (4.24 x 3.25)

Upvc double glazed window to side, television point and upvc double glazed patio doors opening to the:

### Conservatory

19'3" x 8'2" (5.87 x 2.49)

Part brick and part upvc double glazed construction with upvc double glazed French doors opening to the rear. Further upvc double glazed door opening to the side.

### Kitchen

10'7" x 8'3" (3.25 x 2.54)

Fitted with a modern range of wall and floor units to incorporate integrated electric oven and hob, one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, pantry and upvc double glazed window to side. Upvc double glazed door opening to outside.

### Bedroom

16'11" x 10'2" extending to 11'10" (5.16 x 3.12 extending to 3.63)

Dual aspect upvc double glazed windows to front and side.

### Bedroom

10'11" x 8'9" (3.33 x 2.69)

Upvc double glazed window to side.

### Wet Room

6'9" x 5'4" (2.08 x 1.63)

Comprising shower area with wall mounted shower, low level w.c., wash hand basin, tiled walls, ladder style heated towel rail and upvc double glazed obscured window to side.

### Outside

To the front of the property an open plan front garden is laid to decorative stone ideal for the parking of an additional car should it be required.

Driveway offers off street parking and leads to the :

### Garage

16'11" x 8'5" (5.18 x 2.59)

Up and over door, light and power. Personnel door to the rear garden.

To the right hand side of the property is a pedestrian gate leading to the

### Rear Garden

Attractive area of enclosed garden with lawn, decorative slate area, raised

# PROPERTY DESCRIPTION

borders containing numerous shrubs and bushes.

The rear garden is a particular feature of the property. Making a full inspection essential.

## Description

The property is situated in a highly sought after location in the Westfield area of the town. The sea front, town centre, post office, indoor swim and sports academy are all within a five minute walk. All other amenities close by include the bowls club, tennis club and the championship golf course at Burnham and Berrow.

This attractive bungalow has been upgraded, extended and improved to offer well planned well appointed living accommodation that briefly comprises large entrance hall which gives access to the lounge opening to the large conservatory which is currently being used as a sitting room and dining room area. The property has an upgraded kitchen, two double bedrooms and a wet room. There is gas central heating with modern combination boiler, upvc double glazed windows and attractive enclosed garden to the rear.

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 Berrow Road passing the indoor swimming pool on the left. Take a right turn into Westfield Road

and proceed around the left hand bend where the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

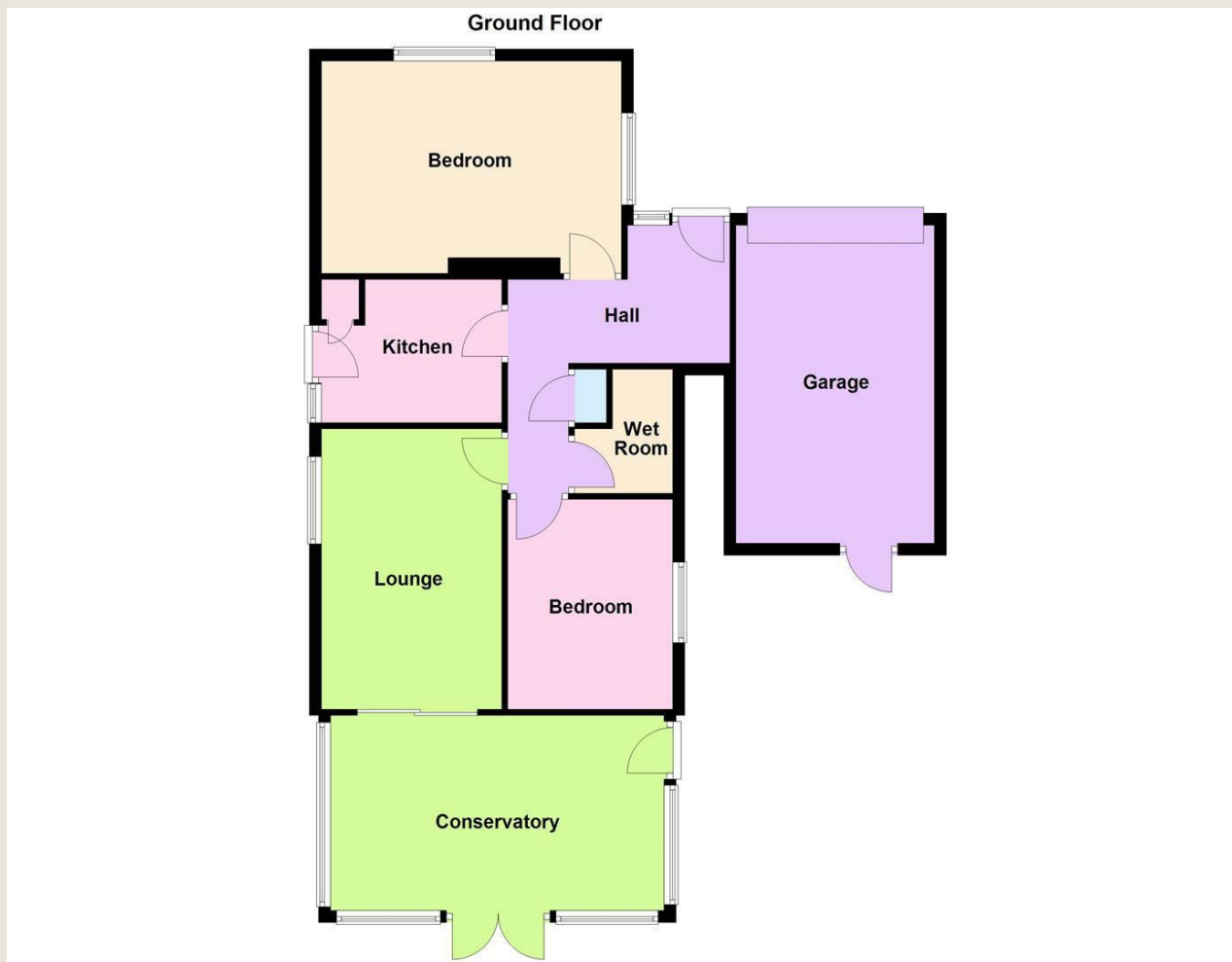
Flood Information:

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

