



38 Cunningham Road

Burnham-On-Sea, TA8 2TF

Price £205,000



PROPERTY DESCRIPTION

An opportunity to purchase an attractive two bedroom terraced house situated in a convenient location close to local amenities.

Entrance hall* lounge/diner* kitchen* good size conservatory* first floor landing* two good size bedrooms* shower room* upvc double glazed windows* gas central heating with modern gas combination boiler* designated off street parking for two vehicles* enclosed sunny aspect garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Lounge/Diner

16'10" x 11'9" (5.14 x 3.60)

Feature fireplace and stairs rising to the first floor. Laminate flooring and upvc double glazed door with matching side panels to the:

Conservatory

9'2" x 9'0" (2.80 x 2.76)

Upvc double glazed construction with upvc double glazed door to outside.

Kitchen

8'0" x 7'11" (2.46 x 2.43)

Accessed via archway from the entrance hall and fitted with a range of wall and floor units to incorporate single drainer sink unit, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas combination boiler supplying domestic hot water and radiators and upvc double glazed window to the front.

First Floor Landing

Access to roof space.

Bedroom 1

11'3" x 8'4" (3.45 x 2.56)

Overstair storage cupboard and further storage cupboard. Upvc double glazed window to the rear.

Bedroom 2

10'6" x 6'1" (3.21 x 1.87)

Upvc double glazed window to the rear.

Shower Room

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Storage cupboard and upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Rear Garden

Enclosed and enjoying a good degree of privacy. Laid for ease of maintenance with garden shed.

Description

This ever sought after design of two bedroom terraced house is situated in a convenient location close to local amenities and briefly comprises entrance hall, good size lounge/diner with conservatory off, kitchen with modern gas combination boiler supplying domestic hot water and radiators.

To the first floor there is a landing, two good size bedrooms and a shower room.

The property benefits from having upvc double glazed windows, designated

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off street parking for two vehicles and enclosed garden to the rear enjoying a good degree of privacy.

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

Directions

Proceed out of Burnham-on-Sea along Love Lane towards the M5 junction 22 and at the roundabout beside Tesco take the first exit onto a continuation of Love Lane. Take a left into Hawley Way and next left into Cunningham Road. Proceed down Cunningham Road where the property will 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

checker.ofcom.org.uk/en-gb/broadband-coverage

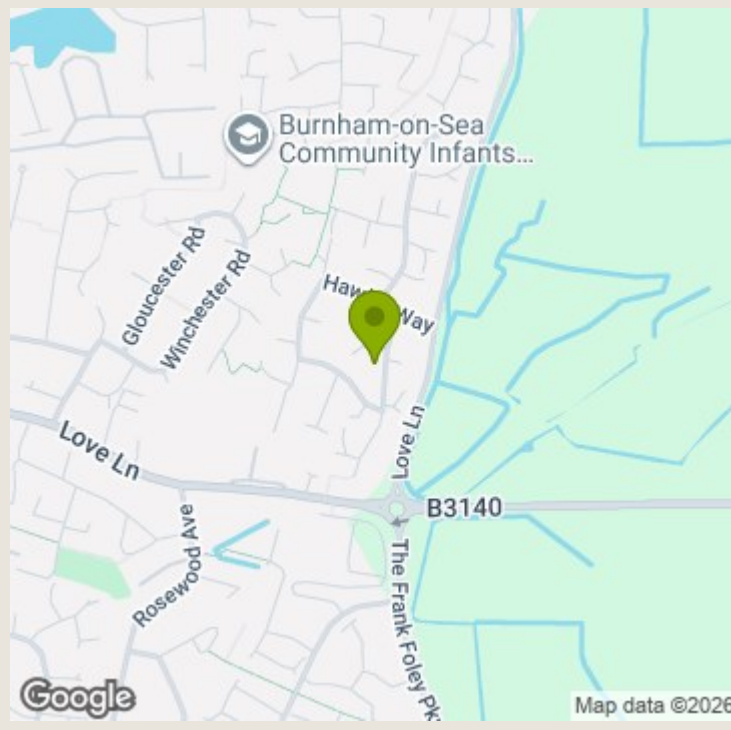
Flood Information:

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.
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

