



18 Jaycroft Road

Burnham-On-Sea, TA8 1LE

Price £359,950



PROPERTY DESCRIPTION

A opportunity to purchase a four double bedroom semi detached house with an en suite shower room and dressing room, gas central heating and enclosed sunny aspect garden to the rear being situated within a short walk of Burnham-on-Sea town centre and sea front.

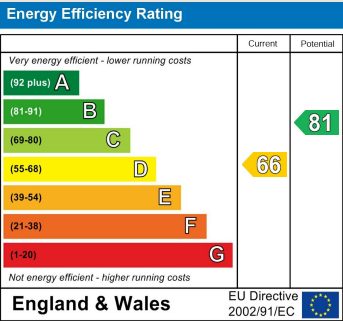
Entrance hall* cloakroom* lounge* sitting room* dining room* kitchen/breakfast room with utility room off* conservatory* first floor landing* three double bedrooms* family shower room* second floor master bedroom with en suite shower room and dressing room* mainly double glazed* gas central heating* off street parking* sunny aspect garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden entrance door to the:

Entrance Porch

Tessellated floor and part glazed door with matching side panels to the:

Entrance Hall

With stripped wooden floor and stairs rising to the first floor.

Cloakroom

Close coupled w.c., wash hand basin, extractor fan.

Lounge

15'7" maximum x 12'11" (4.76 maximum x 3.95)

Upvc double glazed bay window to the front and feature fire surround. Stripped wooden flooring, cornice ceiling, picture rail.

Sitting Room/Dining Room

Sitting Room Area

13'6" x 12'2" (4.14 x 3.71)

Stripped wooden floor and feature fire surround. Two upvc double glazed doors opening to the front and wide opening to the:

Dining Room Area

12'5" x 10'0" (3.81 x 3.05)

Range of built in storage cupboards, stripped wooden flooring and upvc double glazed French doors opening to the:

Conservatory

11'6" x 8'7" (3.52 x 2.62)

Two upvc double glazed doors with matching side panels opening to the rear garden. Tiled floor.

Kitchen/Breakfast Room

13'3" x 11'7" (4.04 x 3.55)

Fitted with a modern range of wall and floor units to incorporate double bowl drainer sink unit, space for fridge/freezer, range cooker with extractor hood over, plumbing for dishwasher, tiled floor and upvc double glazed window to the rear. Opening to the conservatory.

Utility Room

7'10" x 6'4" (2.41 x 1.95)

Wall and floor units and window to the side.

First Floor Landing

Stairs rising to the second floor.

Bedroom 2

9'0" x 12'11" (2.76 x 3.95)

Upvc double glazed bay window to the front. Feature fire surround.

Bedroom 3

13'4" x 12'0" (4.07 x 3.68)

Two upvc double glazed windows to the front and feature fire surround.

Bedroom 4

12'5" x 11'11" (3.81 x 3.65)

Upvc double glazed window to the rear.

Shower Room

7'9" x 6'5" (2.38 x 1.96)

Tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Tiled walls, upvc double glazed obscured window to the rear.

Second Floor Landing

Master Bedroom

16'1" x 11'10" (4.92 x 3.62)

Part restricted headroom, two double glazed Velux windows to the front and two double glazed Velux windows to the rear. Access to eaves storage.

PROPERTY DESCRIPTION

Dressing Room Area

11'11" x 7'11" (3.65 x 2.42)

Range of built in wardrobes and drawers and double glazed Velux window to the side.

En Suite Shower Room

8'10" x 7'3" (2.70 x 2.21)

Comprising good size shower cubicle, two wash hand basins with vanity unit offering a good range of storage, close coupled w.c., extractor fan and double glazed obscured Velux to the side.

Outside

To the front of the property is a boundary wall with concrete driveway offering off street parking.

There is also parking available on the front garden which is laid to decorative stone.

Side gate gives access to the:

Rear Garden

Laid for ease of maintenance with summerhouse and brick built shed/store.

The garden enjoys a sunny aspect and is an attractive feature of this property making a full inspection essential.

Description

this attractive semi detached house offers well proportioned living accommodation set over three levels and briefly comprises entrance porch, entrance hall, cloakroom, lounge, sitting room/dining room with kitchen/breakfast room, utility room and conservatory.

To the first floor there are three double bedrooms and a shower room.

To the second floor there is a master bedroom with en suite shower room and dressing room.

The property benefits from gas central heating, the majority of the windows being double glazed, off street parking and a sunny aspect low maintenance garden to the rear.

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

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street where Jaycroft Road will be found on the left hand side.

Proceed into Jaycroft Road and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- Mains electric, gas and water
- Water not 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

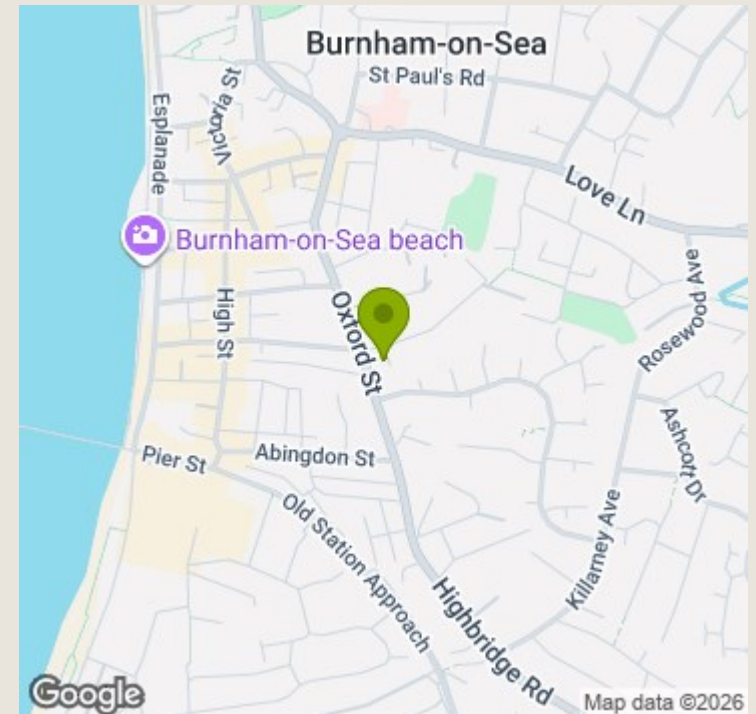








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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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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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

