



16 Aldwych Close

Burnham-On-Sea, TA8 1QD

Price £350,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An opportunity to purchase an attractive detached four bedroom house situated in a prime corner plot offering off street parking for numerous vehicles. Must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* dining room* conservatory* kitchen* four bedrooms* master en suite shower room* family bathroom*upvc double glazed windows* gas central heating* garage* off street parking for numerous vehicles* prime corner plot.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(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	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed entrance door with matching side panels to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and two multi pane doors opening to the:

Cloakroom

Comprising close coupled w.c., designer stainless steel sink with mixer tap and upvc double glazed window to the side.

Lounge/Dining Room

Lounge Area

14'1" minimum x 11'9" (4.31 minimum x 3.60)

Upvc double glazed bay window to the front.

Wide opening to the:

Dining Area

14'5" x 8'11" (4.40 x 2.74)

Double glazed patio doors opening to the:

Conservatory

11'2" x 9'10" (3.42 x 3.00)

Part brick and part double glazed construction with tiled floor. Ceiling fan and air conditioning unit. Two upvc double glazed French doors opening to the rear garden.

Kitchen

10'5" x 9'8" (3.18 x 2.95)

Fitted with a range of wall and floor units with Teak work surfaces over, composite double sink and drainer, space for American style fridge/freezer with plumbing, wall mounted gas fired boiler supplying domestic hot water and radiators, integrated electric

double oven, ceramic hob with extractor fan over, plumbing for dishwasher and washing machine and upvc double glazed window to the rear. Upvc double glazed door to outside.

First Floor Landing

Access to the part boarded roof space. Airing cupboard.

Master Bedroom

14'4" x 13'9" (4.37 x 4.20)

Upvc double glazed window to the front.

En Suite Shower Room

6'9" x 4'9" maximum (2.08 x 1.47 maximum)

Tiled shower cubicle with glazed sliding door. His and hers matching Marble wash hand basins on Wenge pedestals, close coupled w.c, extractor fan and upvc double glazed window to the side.

Bedroom 2

10'2" x 9'8" maximum (3.10 x 2.95 maximum)

Upvc double glazed window to the rear.

Bedroom 3

9'6" x 6'11" (2.90 x 2.13)

Upvc double glazed window to the rear.

Bedroom 4

9'3" x 8'5" (2.84 x 2.57)

Upvc double glazed window to the front.

Family Bathroom

6'7" x 6'5" maximum (2.03 x 1.98 maximum)

Comprising panelled bath with mixer tap and hand held shower attachment. Separate electric power shower over. Close coupled w.c. Feature Granite wash hand basin. Extractor fan and upvc double glazed window to the side.

PROPERTY DESCRIPTION

Outside

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

To the right hand side of the property is an area of off street parking for numerous vehicles, caravan/boat etc subject to any necessary consents.

Garage

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

Electric up and over door, storage in eaves, light and power.

To the right hand side of the garage is an area measuring approximately 4.80 meters which offers the potential to create gated secure parking for caravan/boat etc subject to any necessary consents or indeed an extension to the garage or carport.

Rear Garden

The South facing rear garden is a particular feature of the property being L shaped and measures approximately 50ft in width by 65ft in length.

The garden is laid principally to lawn with borders containing shrubs, bushes and trees. Patio area, outside tap and outside light.

Description

This attractive detached house is set in a prime corner plot in an ever popular cul-de-sac offering off street parking for numerous vehicles.

The property has been in the same ownership since 2004 and benefits from having upvc double glazed windows, replacement soffits and guttering, garage and sunny L shaped garden to the rear.

Directions

From the town centre proceed along Love Lane to the roundabout beside the Tesco

supermarket and take the third exit into Frank Foley Parkway. Continue taking the second right into Ben Travers Way. Continue passing Thorndike Way, Cookson Close and Priestley Way where Aldwych Close will be found further along on the left hand side. Proceed into Aldwych Close bearing to the left and the right and the property will be found at the end of the cul-de-sac in a prime corner plot.

Material Information

Additional information not previously mentioned

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

