

7 Gardenhurst

Burnham-On-Sea, TA8 2QG

Price £565,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive individual three/four bedroom detached house in a sought after location with a double garage set in a good size plot with extremely attractive part walled rear garden enjoying a good degree of privacy.

The property offers highly flexible living accommodation and must be seen to be fully appreciated.

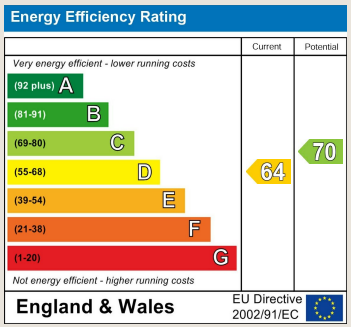
Entrance porch* entrance hall* cloakroom* lounge* conservatory* dining room* ground floor bedroom 4/study* kitchen/utility* three further bedrooms* master en suite shower room* family bathroom* side porch* double garage* off street parking for numerous vehicles* attractive enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

12'4" x 2'9" (3.77 x 0.85)

Two upvc double glazed windows to the front, two upvc double glazed windows to either side. Further upvc double glazed obscured door to the:

Entrance Hall

Storage cupboard.

Cloakroom

Close coupled w.c., vanity wash hand basin with cupboards below and upvc double glazed window to the front. Wall mounted gas boiler supplying domestic hot water and radiators. Storage cupboards.

Lounge

16'5" x 12'10" (5.02 x 3.92)

Feature fire surround with electric fire, upvc double glazed window to the front and bi-fold doors to the conservatory.

Conservatory

9'8" x 9'7" (2.95 x 2.94)

Part brick and part upvc double glazed construction with two double glazed French doors opening to the rear garden.

Dining Room

16'6" x 11'4" extending to 14'7" (5.05 x 3.46 extending to 4.46)

Stairs rising to the first floor and understair recess. Upvc double glazed window to the rear.

Kitchen/Utility Room

16'6" x 11'3" (5.04 x 3.44)

Fitted with an attractive modern range of wall and floor units to incorporate integrated oven, hob and extractor, microwave, dishwasher and fridge/freezer. Double bowl drainer sink unit, plumbing for automatic washing machine, further single drainer sink unit. Unit underlighters and upvc double glazed window to the rear. Upvc double glazed door to the side porch.

Side Porch

Wooden door to the front and to the rear. Further door to the garage.

Ground Floor Bedroom4/Study

12'11" x 10'8" (3.95 x 3.27)

Accessed from the lounge with upvc double glazed window to the rear and upvc double glazed door to the rear garden.

First Floor Landing

Part galleried with upvc double glazed window to the front. Walk-in airing cupboard and access to the roof space.

Bedroom 1

12'11" x 9'2" (3.95 x 2.80)

Fitted with an extensive range of wardrobes, units and drawers with a vanity table. Upvc double glazed window to rear.

En Suite Shower Room

10'4" x 5'10" (3.16 x 1.80)

Fitted with a large corner shower cubicle with seat, close coupled w.c., vanity wash hand basin with cupboards below, recessed vanity cupboard and upvc double glazed window to the front. Extractor fan.

Bedroom 2

10'10" x 10'7" (3.32 x 3.23)

Wall length wardrobes and upvc double glazed window to the rear.

Bedroom 3

11'3" x 9'9" (3.45 x 2.98)

Fitted with a range of built in bedroom furniture to include foldaway bed. Upvc double glazed window to the rear.

PROPERTY DESCRIPTION

Family Bathroom

6'8" extending to 9'8" x 5'7" (2.04 extending to 2.97 x 1.72)

Fitted with a coloured suite comprising panelled bath, close coupled w.c., pedestal wash hand basin, extractor fan, light/shaver point and upvc double glazed window to the front.

Outside

To the front of the property is a block paviour driveway offering off street parking for numerous vehicles which leads to the:

Double Garage

16'9" x 16'7" (5.13 x 5.08)

With electric up and over door and window to the rear. Eaves storage, light and power.

Area of garden to the front of the property is laid principally to lawn with mature bushes and shrubs.

Rear Garden

The rear garden is two/thirds walled with a sunny aspect. There are various patio areas, good size lawn, borders containing numerous shrubs, bushes and trees.

Brick Built Potting Shed 3.47 x 2.72(11'4" x 8'11"), that offers potential to be turned into a home office, if required. Greenhouse.

Garden Room

15'9" x 11'10" (4.82 x 3.62)

Of single skin construction with patio door and part glazed door access. Light and power. Access to roof space. This space offers great potential to create further living space should it be required, subject to any necessary consents.

Description

This attractive individual detached house is offered in excellent order throughout and offers highly flexible living accommodation and briefly comprises entrance porch, entrance hall, cloakroom, good size lounge with bi-fold doors opening to a conservatory and a dining room. There is a beautifully appointed kitchen/utility room and side porch off.

The property also benefits from having a ground floor bedroom 4/study and an adjoining externally accessed garden room which offers the potential to create further living accommodation or potential annexe accommodation should it be required. To the first floor there is a landing, three good size bedrooms with the master having an en suite shower room and there is a family bathroom.

The property benefits from gas central heating, upvc double glazing, good size double garage and off street parking for numerous vehicles.

To the rear of the property is a good size two thirds walled garden, which is a particular feature of this stunning property. The garden enjoys a sunny aspect with mature shrubs and seating areas making a full inspection essential.

Material Information

Additional information not previously mentioned

Council Tax Band-F

EPC-Ordered

- 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

















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, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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