



9 Sheridan Road

Burnham-On-Sea, TA8 1JL

Asking Price £309,995



PROPERTY DESCRIPTION

This modern three-bedroom detached home is beautifully presented throughout and offers spacious, well-planned accommodation ideal for modern family living. The property features a smart block-paved driveway, a landscaped rear garden and a bright open-plan kitchen/dining area.

A fantastic move-in-ready home perfect for families or professionals.

- *Entrance hallway
- *W/C
- *Lounge
- *Kitchen/dining area
- *Office/utility
- *Garage/storage
- *First floor landing
- *Three bedrooms
- *Bathroom
- *Enclosed rear garden
- *Sought after location
- *Must be seen!

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Accommodation (measurements are approximate)

Entered via Upvc double glazed door to:

Entrance Hall

9'8" x 3'10" (2.95 x 1.17)

Modern radiator, laminate flooring and stairs rising to first floor landing.

W/C

5'1" x 2'11" (1.57 x 0.90)

Obscured double glazed window to front, close coupled w/c and slimline hand wash basin with mixer tap and storage under.

Lounge

17'1" x 12'6" (5.23 x 3.83)

Double glazed bay window to front, modern radiator, under stair storage and feature fireplace. Opening to:

Kitchen/Dining Area

24'11" x 9'11" (7.60 x 3.04)

Double glazed window, double glazed sliding doors and single double glazed door to rear garden.

Matching wall and base units, space for an American style fridge/freezer with plumbing for water, space for a 5 ring Range Master cooker, quartz works tops, quartz splashback and window seal, breakfast bar, integrated dishwasher, and stainless steel sink with mixer tap over.

Modern floor to ceiling radiator and spotlights.

Fire door leading to:

Office/Utility

9'5" x 7'10" (2.88 x 2.39)

Space and plumbing for washing machine and tumble dryer, modern radiator, spotlights and fire door leading to the GARAGE.

Garage/storage

8'8" x 7'3" (2.65 x 2.23)

Electric up/over door, gas boiler supplying domestic hot water and radiators, power and lighting.

First Floor Landing

9'10" x 6'0" (3.00 x 1.85)

Access to the loft space that has been insulated and boarded. Double glazed window to side with quartz window seal, airing cupboard and doors leading to all first floor rooms.

Bedroom 1

12'5" x 8'9" including built in wardrobe (3.79 x 2.67 including built in wardrobe)

Upvc double glazed window to front with quartz window seal, modern radiator and built in wardrobe

Bedroom 2

10'7" x 9'7" including built in wardrobe (3.25 x 2.94 including built in wardrobe)

Upvc double glazed window to rear with quartz window seal, modern radiator and built in wardrobe.

Bedroom 3

7'4" x 6'11" (2.26 x 2.13)

Upvc double glazed window to rear with quartz window seal and modern radiator.

Bathroom

6'10" x 5'6" (2.10 x 1.70)

Obscured double glazed window to rear, close coupled w/c, hand wash basin with storage under, panelled bath with shower over, floor to ceiling tiles,

PROPERTY DESCRIPTION

Outside

To the rear is an enclosed garden has two patio areas, grass area, borders of flowers, shrubs and bushes, the garden is surrounded by new fence panels.

To the front of the property there is a block pavia driveway offering off street parking

Description

This modern three-bedroom detached home is beautifully presented throughout and offers spacious, well-planned accommodation ideal for modern family living. The property features a smart block-paved driveway, a landscaped rear garden and a bright open-plan kitchen/dining area.

The ground floor comprises a welcoming entrance, downstairs WC, a spacious lounge flowing into the open-plan kitchen/diner, along with a useful utility room and separate office space. There is also a practical storage area with electric roller doors.

Upstairs offers a modern family bathroom and three well-proportioned bedrooms, including two generous doubles with built-in storage and a comfortable single bedroom. The attractive rear garden features a generous patio ideal for outdoor dining, a lawned area with stepping stones leading to an additional seating space, plus a shed, children's playhouse and gated side access.

A fantastic move-in-ready home perfect for families or professionals.

Directions

From the town centre proceed along Love Lane to the roundabout with the junction with Tesco supermarket taking the third exit into Frank Foley Parkway. Take the first right into Ben Travers Way and proceed down Ben Travers Way where you will see Sheridan Close on the left hand side. Proceed into Sheridan Close where the property will be seen on the left.

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

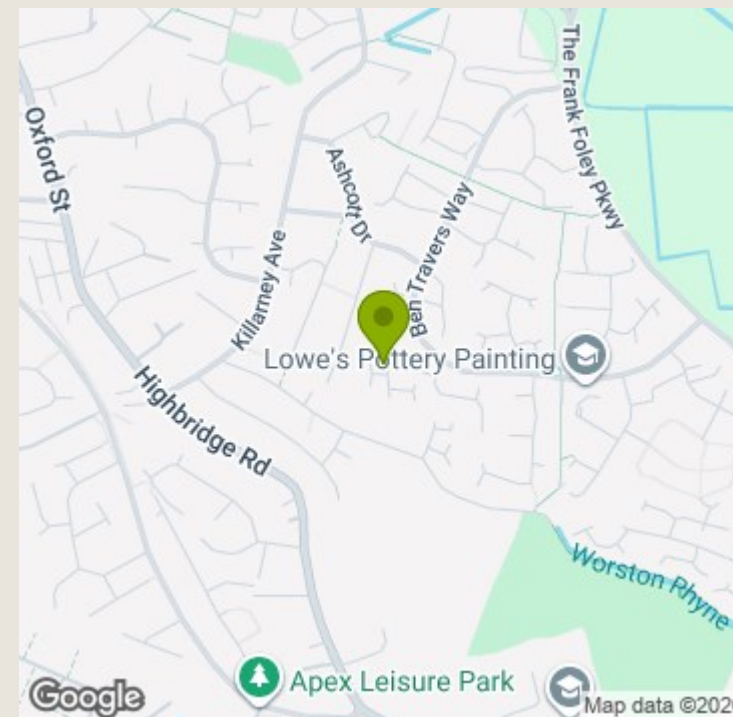
Flood Information:

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

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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.
3. Berryman's 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

