

52 Rosewood Avenue

Burnham-On-Sea, TA8 1HF

Price £275,000

BERRYMAN'S

# PROPERTY DESCRIPTION

Located in this sought after residential address is this two bedroom semi detached bungalow that benefits from having a single garage and off street parking for multiple vehicles. The property is well presented and offers an entrance hall, generous lounge, modern kitchen/breakfast room, conservatory/dining room, three piece suite bathroom and two bedrooms.

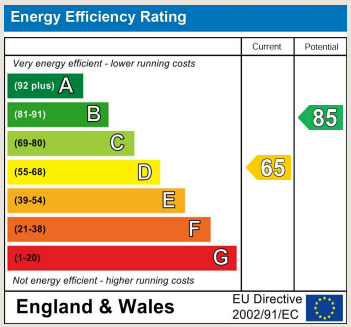
Entrance Hallway *Generous lounge *Modern kitchen *Extended dining room/conservatory *Bathroom *two bedrooms *Garage * Off street parking *Upvc double glazed windows *Gas heating

## Local Authority

Somerset Council  Council Tax Band:  B

Tenure:  Freehold

EPC Rating:  D














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Accommodation (measurements are approx)

Entrance Hallway

Access to the loft via drop down ladder

Lounge

16'5" x 11'5" (5.01 x 3.48)

Generously sized lounge with feature fireplace, wood flooring and Upvc double glazed window to front

Kitchen/Breakfast area

15'5" x 9'10" (4.71 x 3.01)

Modern kitchen with wall and floor units with matching worktops, ample storage, electric oven, electric four ring hob and extractor fan, integrated dishwasher and space and plumbing for washing machine. Upvc double glazed window and door leading to:

Conservatory/Dining room

8'6" x 7'3" (2.60 x 2.22)

Part brick/part Upvc construction, Upvc double glazed door providing access to the rear garden

Bedroom 1

21'2" x 9'11" (6.46 x 3.03)

Generously sized bedroom currently with a king size bed currently in situ, wood flooring and Upvc double glazed window to front

Bedroom 2

10'2" x 8'11" (3.10 x 2.73)

Double bedroom with wood flooring and Upvc double glazed window to rear

Bathroom

6'6" x 5'5" (1.99 x 1.66)

Modern white suite comprising of a close coupled w/c, vanity hand wash basin, bath with shower over, storage cupboard and Upvc obscured double glazed window to rear

Outside

To the front of the property is a low maintenance, part gravel/part concrete driveway offering parking for multiple vehicles leading to the GARAGE with up and over door with light and power. The rear garden is mainly lawn with shrub borders, small patio area and concrete pathway to the rear of the garden where a vegetable plot can be found.

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Directions

At the roundabout at the junction of Love Lane and Oxford Street beside

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the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed down Rosewood Avenue bearing to the right and the property will be found a little further along on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric, gas and water
- Water not metered
- Gas heating
- Mains sewerage
- 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





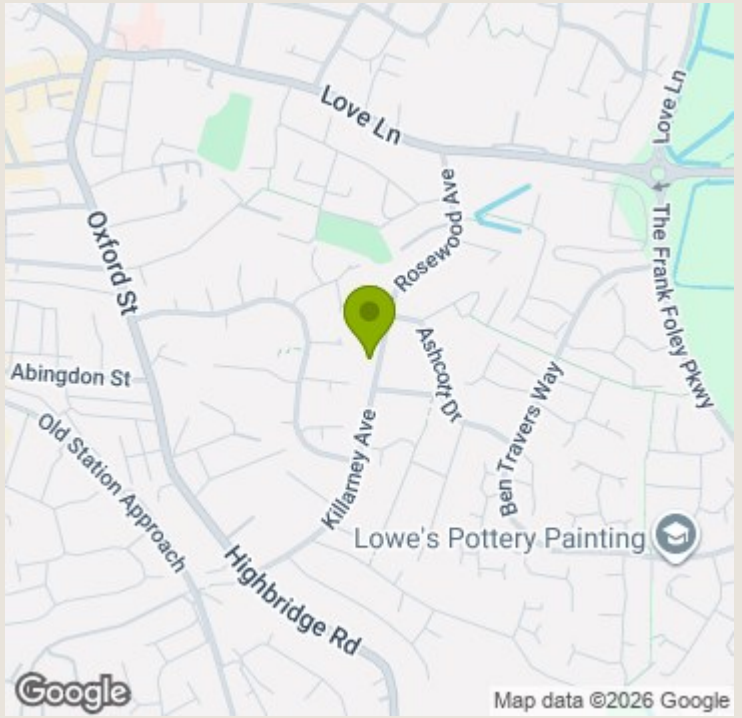







HOME
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

## 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, Amicus Law up to £175 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

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The Property Ombudsman