Howard Close

Burnham-On-Sea, TA8 2TB

Price £335,000

BERRYMAN'S

PROPERTY DESCRIPTION

A four/five bedroom detached house situated in a sought after cul-de-sac location close to local amenities

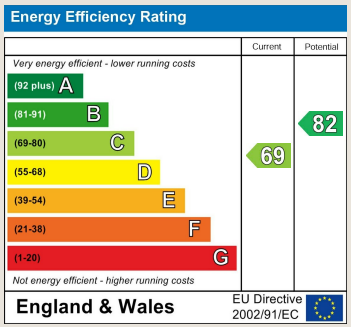
Entrance hall* lounge* dining room* well appointed kitchen* ground floor bedroom/sitting room* cloakroom* four first floor bedroom* bathroom* gas central heating* upvc double glazing* off street parking for up to four cars* attractive garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor with understair storage cupboard.

Cloakroom

Comprising low level w.c. wall mounted wash hand basin, tiled floor and part tiled walls. Upvc double glazed obscured window to the front.

Lounge

15'10" x 11'4" (4.83 x 3.46)

Feature fire surround with electric fire, television point and upvc double glazed French doors with matching side panels to the rear garden.

Dining Room

11'9" x 10'0" (3.59 x 3.05)

Tiled floor and upvc double glazed window to the rear. Wide opening to the:

Kitchen

13'3" x 8'5" (4.06 x 2.58)

Fitted with an attractive range of wall and floor units with one and a half bowl drainer sink unit, plumbing for automatic washing machine, integrated double oven, five burner gas hob, extractor fan, space for tumble dryer, space for fridge/freezer, inset spotlights, upvc double glazed window to the front and upvc double glazed door to outside.

Sitting Room/Ground Floor Bedroom

16'5" maximum x 8'0" (5.01 maximum x 2.46)

Built in wardrobes and upvc double glazed window to the front.

This room has been converted from the former garage and makes a useful additional living space.

First Floor Landing

Access to loft space.

Bedroom 1

14'0" x 11'1" (4.29 x 3.38)

Upvc double glazed window to the rear.

Bedroom 2

12'6" x 8'2" (3.82 x 2.51)

Upvc double glazed window to the front and built in wardrobe.

Bedroom 3

12'1" x 7'2" (3.69 x 2.19)

Built in wardrobe and upvc double glazed window to the front.

Bedroom 4

9'4" x 9'1" (2.86 x 2.78)

Upvc double glazed window to the rear.

Bathroom

7'2" x 6'6" (2.19 x 2.00)

Comprising panelled bath with side taps, shower over and screen, close coupled w.c with concealed cistern, vanity wash hand basin with cupboards below and upvc double glazed obscured window. Recessed spotlights.

Outside

To the front of the property is a block pavier driveway offering off street parking for up to four vehicles.

Area of garden enclosed by picket fence with lawn and shrubs.

Gate to the right hand side of the property leads to the:

PROPERTY DESCRIPTION

Rear Garden

With patio area, attractive decking area with gazebo over, lawn and borders containing shrubs and bushes.

Located in the corner of the garden is the :

Summerhouse/Home Office

Of wooden construction with light and power.

Description

The property is situated in a modern residential development close to Burnham-on-Sea town centre and sea front. It is also within a short walk of Tesco supermarket.

The accommodation briefly comprises entrance hall, lounge, dining room with upgraded kitchen off. The former integral garage has been converted into additional living space which could be used as a sitting room or ground floor bedroom if required. To the first floor there are four bedrooms and a family bathroom. The property has gas central heating and upvc double glazed windows with a sunny aspect garden to the rear with a good size summerhouse.

The property is offered in good decorative order throughout making a full inspection essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the first exit which is a continuation of Love Lane and the next left into Hawley Way. Turn first left into Cunningham Road and Howard Close will be found on the left hand side.

Material Information

Additional information not previously mentioned

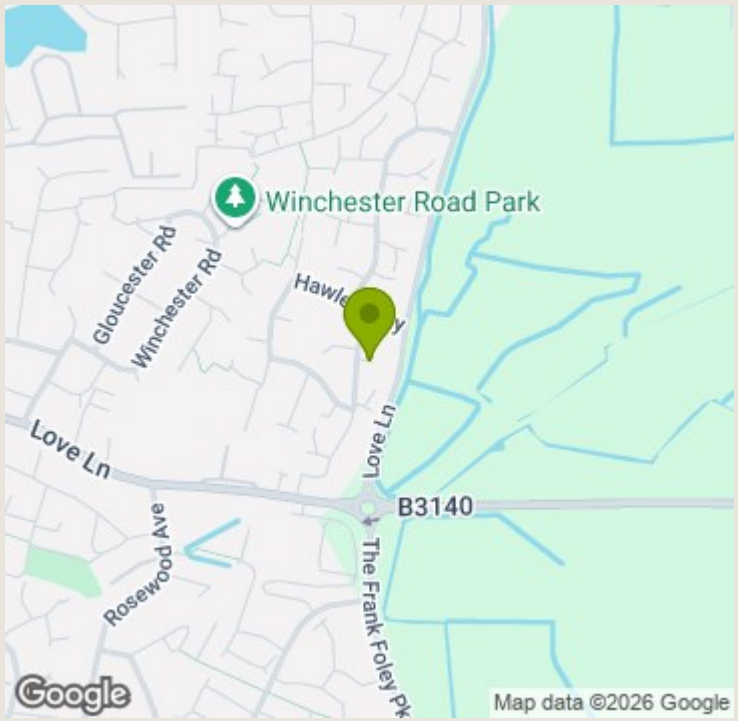
Council Tax Band-D

EPC-C

- Mains electric, gas and water
- Water 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

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