



27 Westfield Drive

Burnham-On-Sea, TA8 2DS

Price £315,000



PROPERTY DESCRIPTION

An attractive two bedroom detached bungalow situated in a prime corner plot in the highly sought after "Westfield" area of Burnham-on-Sea being within walking distance of the town centre and sea front.

Entrance porch* entrance hall* good size living room* well appointed kitchen with large conservatory/dining room off* two double bedrooms* recently upgraded shower room* upvc double glazed windows* gas central heating* garage* off street parking* enclosed part walled garden.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 door to the:

Entrance Porch

Further upvc double glazed door opening to the:

Entrance Hall

Storage cupboard, meter cupboard, access to roof space.

Living Room

20'0" x 10'5" (6.10 x 3.20)

Dual aspect double glazed windows to the front and side. Feature fireplace with marble effect hearth.

Kitchen

10'5" x 9'3" (3.20 x 2.84)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for dishwasher and washing machine, space for electric cooker with extractor hood over, wall mounted gas boiler supplying domestic hot water and radiators, upvc double glazed doors opening to the:

Conservatory/Dining Room

24'6" x 6'11" (7.47 x 2.13)

Part block and part upvc double glazed construction with upvc double glazed door to the driveway with ramp access and two upvc double glazed French doors opening to the rear garden.

Bedroom 1

12'7" x 10'5" (3.86 x 3.20)

Upvc double glazed window to the side.

Bedroom 2

10'9" x 8'9" (3.28 x 2.67)

Upvc double glazed window to the front.

Upgraded Shower Room

6'7" x 5'4" (2.03 x 1.65)

Upgraded with shower enclosure with rainhead and hand held shower, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan and upvc double glazed obscured window to the front.

Outside

The front and side gardens are open plan and laid principally to lawn.

To the side of the property is a driveway offering off street parking and leading to the:

Garage

16'11" x 8'5" (5.16 x 2.58)

With up and over door, light and power. Personal access door to the rear garden.

Rear Garden

Enclosed and being part walled. Patio area, lawned area and borders containing shrubs and bushes. Outside tap.

PROPERTY DESCRIPTION

The rear garden enjoys a good degree of privacy and is an attractive feature of the property making a full inspection essential.

Description

This ever sought after design of detached bungalow is offered in excellent order throughout and briefly comprises entrance porch, entrance hall, good size lounge with dual aspect windows, well appointed kitchen with good size conservatory/dining room off.

There are two double bedrooms and a recently upgraded shower room.

The property benefits from upgraded electrics, gas central heating with modern combination boiler, upvc double glazed windows, garage and off street parking. There is level ramp access to the property to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road passing the indoor swimming pool on the left hand side. Take a right turn into Westfield Road and proceed around the bend into Westfield Drive. Follow the road around to the right and right again and the bungalow will be found further along on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-D

- 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

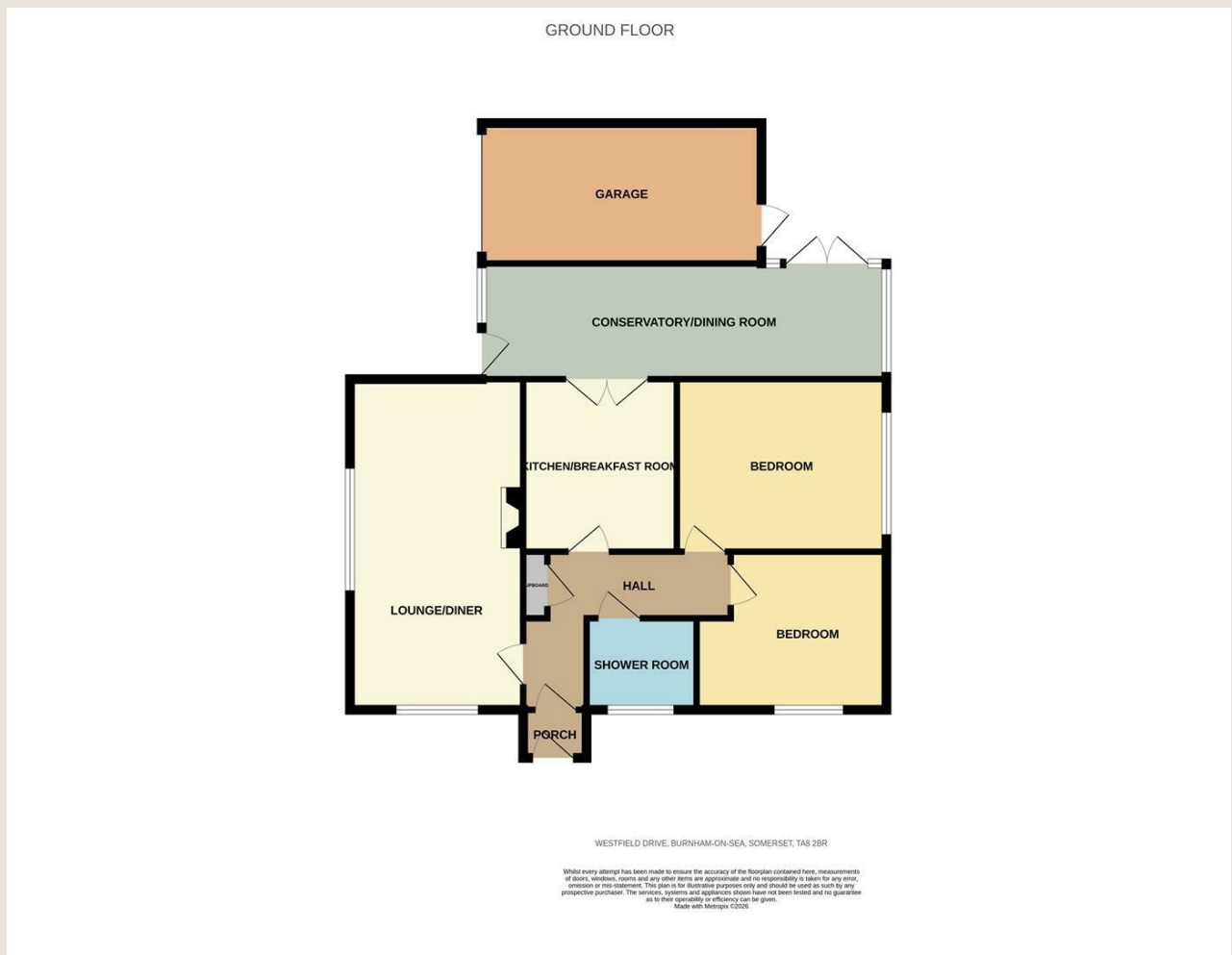
Flood Information:

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, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

