

27 Cookson Close

Burnham-On-Sea, TA8 1QS

Price £425,000

BERRYMAN'S

PROPERTY DESCRIPTION

A well maintained four bedroom detached house situated in a highly sought after residential location close to local amenities.

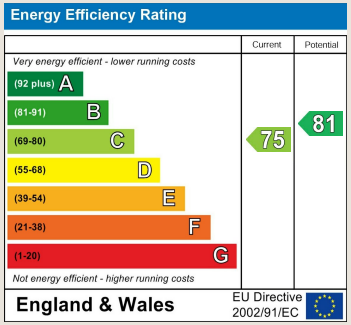
*Entrance hall *Cloakroom *Large lounge *well appointed kitchen/dining room *Utility room *Four bedrooms *Master en-suite shower room *Family bathroom *Upvc double glazed windows *Gas central heating *Garage *Off street parking for two vehicles *Enclosed south facing garden with aspect towards the open recreational space to the rear *Must be seen

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Door with double glazed window to the:

Entrance hall

Of a good size with stairs rising to the first floor. Under stair storage cupboard and radiator

Cloakroom

Fitted with a close coupled w/c, wall mounted hand wash basin with tiled splashback and extractor fan

Lounge

21'4" x 11'10" (6.50m x 3.61m)

Upvc double glazed window to the front, Upvc double glazed French doors with matching side panels opening to the rear garden

Kitchen/dining room

Kitchen

12'0" x 10'4" (3.66m x 3.15m)

Fitted with an attractive range of wall and floor units to incorporate an integrated eye level double oven, electric hob and extractor fan. Integrated fridge/freezer and dishwasher, sink/drainer unit, recessed spotlights and Upvc double glazed window overlooking the rear garden

Dining area

9'3"" x 9'1"" (2.82m" x 2.77m")

Double glazed window to front.

Utility Room

6'6" x 5'3" (1.99 x 1.61)

Fitted with a range of units to include a single sink drainer unit, space for automatic washing machine, cupboard housing gas boiler supplying domestic hot water and radiators. Upvc double glazed door to outside

First floor landing

Access to loft space and airing cupboard

Main bedroom

12'1" x 10'11"" (3.68m x 3.33m")

Triple built in mirror fronted wardrobes with hanging and shelving space. Upvc double glazed window to the rear

En-suite shower room

7'4" x 5'3" (2.24 x 1.61)

Comprising of a large shower cubicle, vanity hand wash basin with cupboard below, close coupled w/c, heated towel rail, and Upvc double glazed window to rear

Bedroom 2

12'9" x 6'10" (3.89m x 2.08m)

Double mirror fronted wardrobes and Upvc double glazed window to the rear

Bedroom 3

12'2" x 8'4" (3.71m x 2.54m)

Upvc double glazed window to front

Bedroom 4

9'11" x 8'3" (3.02m x 2.51m)

Upvc double glazed window to front

Family bathroom

7'1" x 6'9" (2.16m x 2.06m)

Comprising of a panelled bath with shower over, vanity hand wash basin with cupboards and drawers below, close coupled w/c, extractor fan, recessed spotlights and Upvc double glazed window to front

PROPERTY DESCRIPTION

Outside

To the front of the property is an area of garden laid with shrubs and bushes. To the left hand side of the property is a driveway offering off street parking for two vehicles leading to the:

Single detached garage

17'6" x 9'0" (5.33m x 2.74m)

With up and over door, light and power. Storage in eaves and a personal door to the rear garden.

Side gate gives access to the:

Rear garden

Enclosed garden surrounded by brick walling and fencing, with patio area and lawn with borders containing trees. Outside tap and outside light.

Description

The property is situated within easy reach of Tesco supermarket and also Burnham-on-Sea town centre and sea front are close by.

This attractive detached house has been upgraded and improved since new to offer well planned, well appointed living accommodation that briefly comprises good sized entrance hall with cloakroom, large lounge running the length of the property, good sized well appointed kitchen/dining room and utility room. To the first floor there is a good sized landing, master bedroom with en suite shower room, three further bedrooms and well appointed family bathroom. The property benefits from gas central heating, upvc double glazed windows, detached garage with off street parking for two vehicles and enclosed sunny aspect garden to the rear. Offered in good order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street proceed along Love Lane to the roundabout beside Tesco. Take the third exit into Frank Foley Parkway and second right into Ben Travers Way. Take the second left into Cookson Close. Proceed down Cookson Close where the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area
- Council Tax band: E
- EPC band:

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



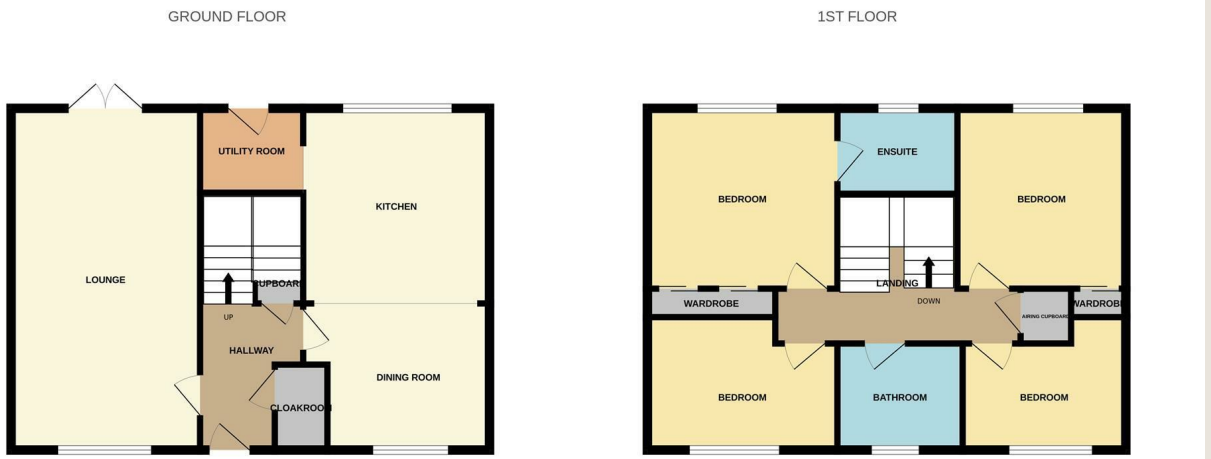




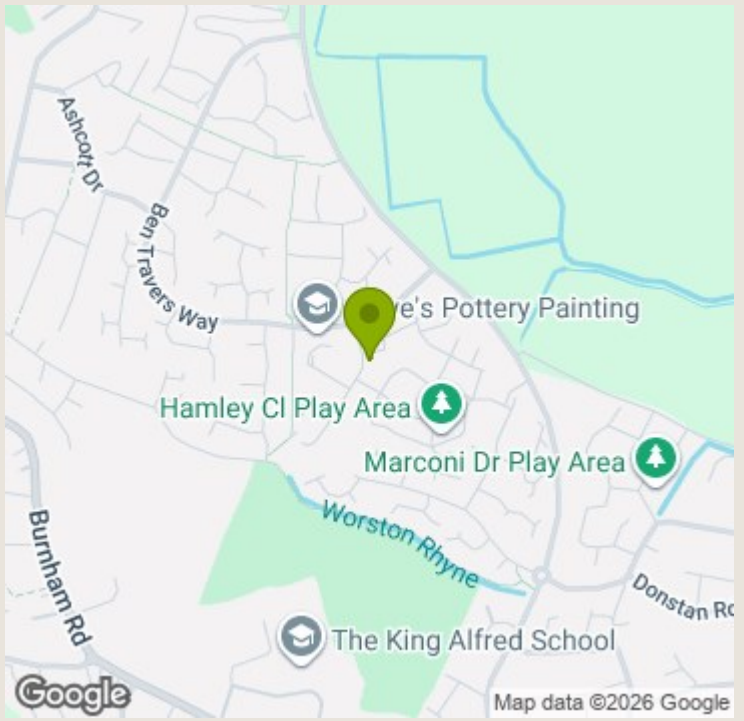








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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