



56 Gloucester Road
Burnham-On-Sea, TA8 1JA

Price £245,000



PROPERTY DESCRIPTION

A three bedroom end of terraced house situated in a prime corner plot enjoying a high degree of privacy to the rear with garage located immediately to the rear of the property.

Must be seen to be fully appreciated.

Entrance porch* entrance hall* lounge* kitchen/diner* three bedrooms* shower room* upvc double glazed windows* gas central heating* garage* off street parking* good sized enclosed garden to the rear.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

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

Entrance Porch

Tiled floor, further part glazed door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor. Electric meter cupboard.

Lounge

13'10" x 12'9" (4.22 x 3.89)

Understair storage cupboard, television point, upvc double glazed window to the front. Opening to the:

Kitchen/Diner

15'10" x 8'3" (4.85 x 2.54)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine and dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer.

Upvc double glazed window to the rear and upvc double glazed French doors opening to the rear garden.

First Floor Landing

Cupboard housing the combination boiler, access to roof space with ladder.

Bedroom 1

12'0" x 9'6" (3.66 x 2.90)

Upvc double glazed window to the rear.

Bedroom 2

10'5" x 8'5" plus door recess (3.18 x 2.59 plus door recess)

Upvc double glazed window to front.

Bedroom 3

7'3" x 6'9" (2.21 x 2.08)

Upvc double glazed window to the front. Built in shelving.

Shower Room

6'7" x 5'6" (2.03 x 1.68)

Fitted with an suite comprising tiled shower cubicle, vanity wash hand basin with feature circular bowl with mono bloc tap. Close coupled w.c. high level upvc double glazed obscured window to the rear.

Outside

To the front of the property is a good sized open plan garden laid principally to lawn.

Side gate gives access to side area of garden with shed.

Rear Garden

The rear garden is enclosed and two thirds walled with decking area, patio area, borders containing numerous shrubs and bushes. Good sized lawn area. The rear garden enjoys a good degree of privacy and is a particular feature of the property.

Rear pedestrian access gate leads to the:

PROPERTY DESCRIPTION

Garage

With up and over door.

Description

The property is situated in a convenient location close to local amenities being within walking distance of Burnham-on-Sea town centre.

This attractive three bedroom end of terraced house has been upgraded and improved to offer well planned living accommodation that briefly comprises entrance porch, entrance hall, lounge, kitchen/diner, three bedrooms and shower room. The property benefits from gas central heating with a modern combination boiler, upvc double glazed windows, good sized enclosed mainly walled garden to the rear with garage located immediately to the rear of the property with adjoining off street parking.

The property is offered in good order throughout and 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 proceed along Love Lane taking the second turning left into St Peters Road. Proceed down St Peters Road taking the first right into Winchester Road. Turn left into Gloucester Road and proceed to the end of the road where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

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

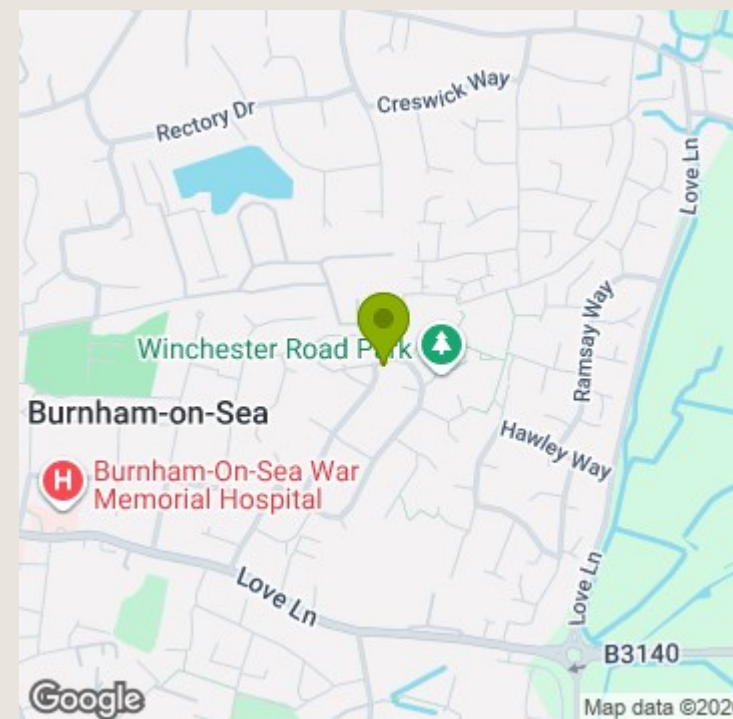
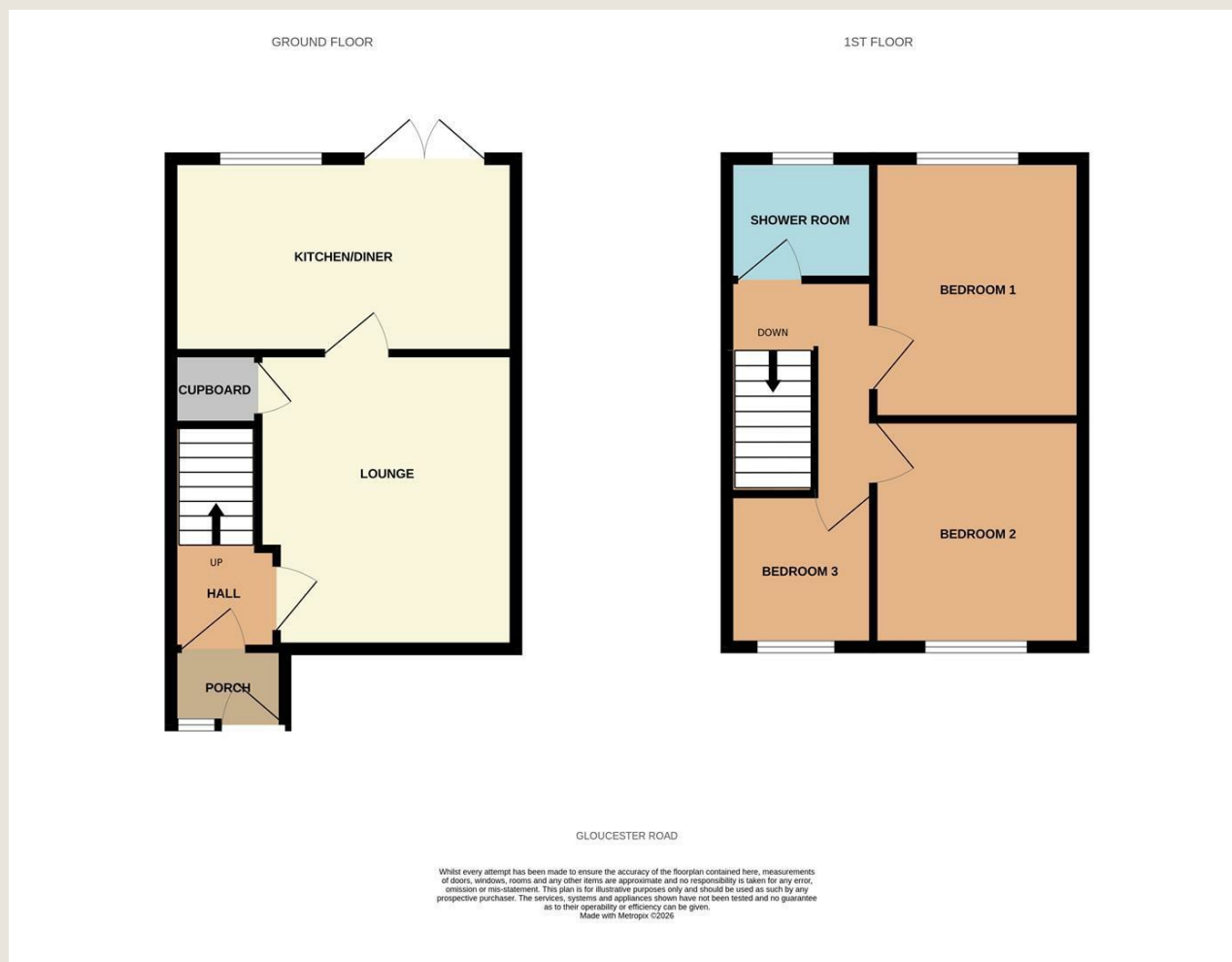
Flood Information:

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

