

10 Martins Close

Burnham-On-Sea, TA8 2JX

Price £325,000

BERRYMAN'S

PROPERTY DESCRIPTION

An extended, upgraded and reconfigured detached bungalow set in a prime plot in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

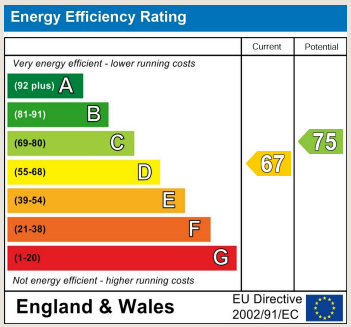
Entrance hall/study* extended lounge/dining room* well appointed kitchen* two double bedrooms* shower room* upvc double glazed windows* gas central heating* block pavier driveway offering off street parking for three vehicles* garage with useful space to the side of the garage offering the potential for the parking of a caravan/boat etc should t be required.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

Entrance Hall/Study Area

16'0" x 8'4" (4.89 x 2.55)

Upvc double glazed window to the front.

Lounge/Dining Room

Lounge Area

15'5" x 11'3" (4.70 x 3.44)

High level upvc double glazed window to the rear and upvc double glazed door with matching side panels opening to the rear garden. Useful storage cupboard and tiled floor. Wide opening to the:

Dining Area

12'3" x 10'11" (3.74 x 3.34)

Kitchen

11'5" x 10'1" (3.50 x 3.08)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, upvc double glazed window to the rear and upvc double glazed obscured door to outside.

Bedroom 1

13'7" x 10'6" (4.16 x 3.21)

Upvc double glazed window to the front.

Bedroom 2

12'1" x 8'11" (3.69 x 2.73)

Upvc double glazed window to the front.

Shower Room

10'9" x 5'3" (3.29 x 1.62)

Fitted with a suite comprising large shower cubicle, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden laid for ease of maintenance with borders containing shrubs and bushes.

To the right hand side of the property is a block pavier driveway offering off street parking for three vehicles which in turn leads to the:

Garage

With up and over door.

Side gate gives access to the rear garden.

To the side of the garage is an enclosed area with garden shed. This area measures approximately 3.64m average width and offers the potential for the parking of a caravan/boat etc should it be required.

PROPERTY DESCRIPTION

Rear Garden

Attractive enclosed garden with good size patio, lawn area, raised borders with numerous shrubs and bushes.

Outside tap and outside light.

The garden is a particular feature of the property making a full inspection essential.

Description

This attractive detached bungalow is set in a prime plot in a highly sought after cul-de-sac location to the north of Burnham-on-Sea.

The bungalow has been extended, upgraded and reconfigured over the years to offer well planned, well appointed living accommodation that must be seen to be fully appreciated.

The property benefits from having a block pavier driveway offering off street parking for three vehicles and a useful area to the right hand side of the garage which could be potentially used for the storage of a caravan/boat etc should it be required.

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

Directions

From Burnham-on-Sea town centre proceed north along the Berrow Road passing the inland Lighthouse on the left hand side. Upon entering the village of Berrow turn right opposite the Co-op into Brent Road taking second right into Martins Close. Proceed into the cul-de-sac bearing to the left where the property will be found on the right 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





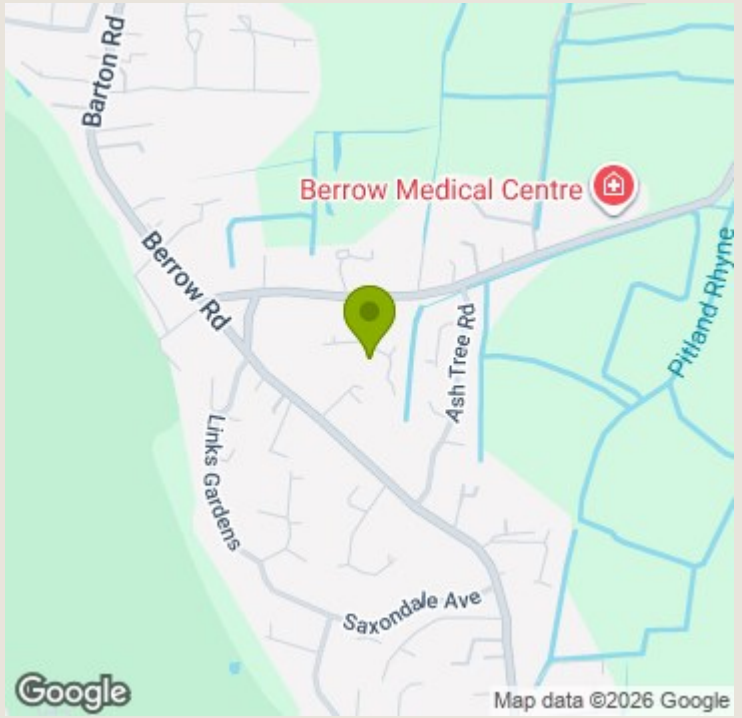












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, 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