

16 Birch Lawn

Burnham-On-Sea, TA8 1DF

Price £375,000

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in a sought-after residential location, only a short distance from Burnham-on-Sea town centre and sea front is this very well presented 4 bedroom semi detached property. The property is set on a prime corner plot that offers parking for multiple vehicles and a large low maintenance rear garden.

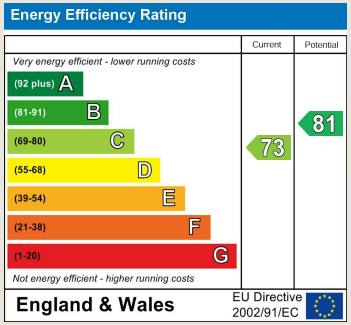
Entrance porch *Hallway *Lounge/dining room *Newly fitted kitchen *Four bedrooms *Newly fitted shower room *Conservatory *Garage *Gas heating *Upvc double glazed windows

Local Authority

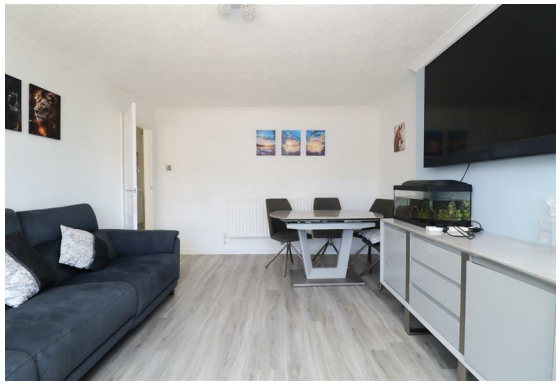
Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed entrance door to:

Entrance porch

Part brick, part Upvc double glazed construction. Single glazed doorway to:

Entrance hall

Stairs rising to the first floor and doorways to all ground floor rooms

Lounge/dining room

16'7" x 11'8" (5.07 x 3.57)

Generously sized room with a large Upvc double glazed window to front, radiator and space for dining table and chairs

Kitchen

9'4" x 9'2" (2.86 x 2.80)

Newly fitted kitchen with a range of wall and base units with worktop space over, stainless steel sink with mixer tap over, electric oven and hob, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for fridge/freezer. Gas boiler supplying domestic hot water and radiators, and Upvc double glazed window and doorway to the conservatory

Bedroom 1/Reception room

12'4" x 11'0" (3.77 x 3.36)

Generously sized room with space for ample space for storage units, under stair storage providing extra storage, large Upvc double glazed window to rear and radiator

Bedroom 2

9'10" x 8'7" (3.00 x 2.64)

Upvc double glazed window to front and radiator

Bedroom 3

10'2" x 8'10" (3.11 x 2.70)

Upvc double glazed Velux window, eaves storage and radiator

Bedroom 4

10'4" x 8'5" (3.16 x 2.58)

Upvc double glazed Velux window, eaves storage and radiator

Shower room

6'7" x 5'4" (2.02 x 1.64)

Newly installed suite comprising of a walk in shower cubicle, close coupled w/c, hand wash basin with storage under, wall units providing extra storage, heated towel rail and Upvc double glazed window to side

Garage

Up and over garage door. Offering extra storage space if required

Outside

The gardens and plot size is a particular feature of the property that makes it a unique opportunity, offering numerous parking spaces in close proximity to the town centre and sea front.

To the front of the property is a driveway and gravel area that offers parking for multiple vehicles and access to the garage.

PROPERTY DESCRIPTION

To the rear of the property is a large, low maintenance, fully enclosed garden that has space for multiple storage sheds. The garden has mainly fence borders and a brick wall and wooden gate to provide access to the front garden

Description

Situated in a sought-after residential location, only a short distance from Burnham-on-Sea town centre and sea front is this very well presented 4 bedroom semi detached property. The property is set on a prime corner plot that offers parking for multiple vehicles and a large low maintenance rear garden.

The property briefly comprises of an entrance porch, hallway, lounge/dining room, kitchen, 3/4 bedrooms, good size first floor landing space and shower room.

Directions

Proceed south along the Esplanade passing B & M car park on the left hand side. Take the first turning into Steart Avenue and Birch Lawn 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 heating
• Mains sewerage
• 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







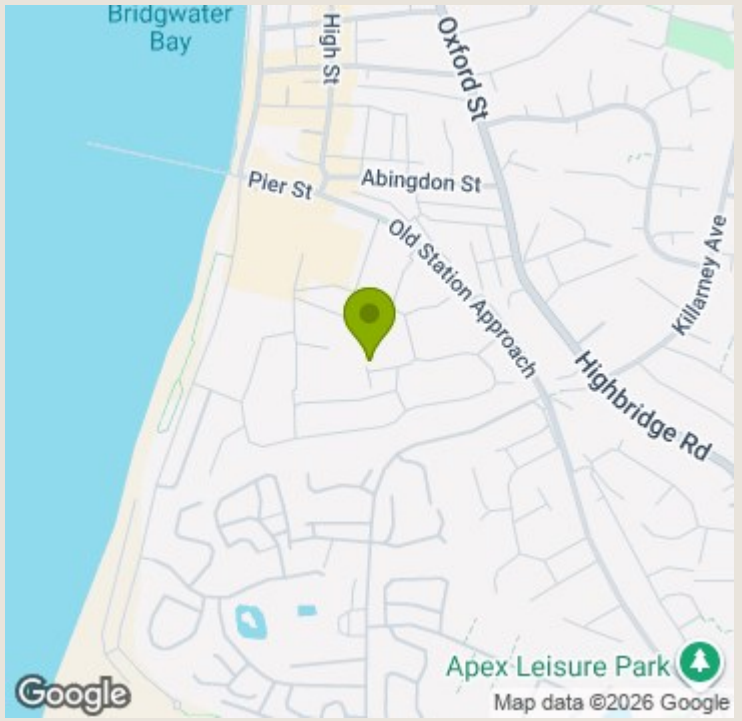








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

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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

BERRYMAN'S

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