

22 Southernlea Road

Burnham-On-Sea, TA8 2ER

Price £352,500

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase an extended, semi detached, three bedroom bungalow with separate dining room, situated on a corner plot in a sought after, residential area.

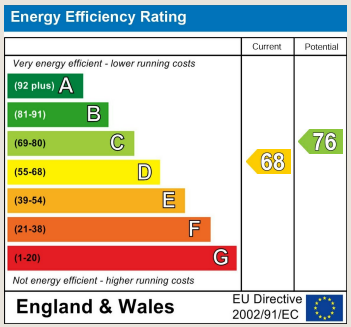
Entrance hall* Cloakroom* Lounge with bow window* Dining room* Kitchen with built in pantry* Conservatory* Three bedrooms* Bathroom with bath and separate shower cubicle* Open fronted, decked area onto the rear garden* Gas central heating* Double glazing* Wraparound, landscaped gardens to front, side and rear* Garage and workshop* Double driveway parking* Must be viewed internally.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximte)

Open entrance storm porch with double glazed entrance door with obscure glazed panel to the:

Entrance Hall

Tiled floor and built in airing cupboard with lagged hot water cylinder and slatted shelves. Further storage cupboard and access to roof space with ladder and light. Obscure multi glazed door with matching side panels to the lounge.

Cloakroom

6'0" x 3'5" (1.83 x 1.05)

With low level w.c., vanity wash hand basin, tiled splashbacks and Velux style roof light. Radiator.

Lounge

16'4" x 9'8" (4.98 x 2.96)

With double glazed oriel window overlooking the front garden, radiator, feature fireplace with mantel and hearth and inset electric coal effect fire. Television point and ornate coving.

Dining Room

12'0" x 11'1" (3.68 x 3.38)

With obscure double glazed window. Television point, radiator, double glazed French doors with matching side panels to the open fronted covered decked area.

Decked Area

12'7" x 9'4" (3.84 x 2.87)

Kitchen

8'11" x 9'1" (2.74 x 2.79)

Fitted with a range of cream coloured base and drawers with matching wall mounted cupboards and contrasting worktops over with space under for appliances. Space for cooker with extractor hood over, tiled splashbacks. One and a quarter bowel stainless steel sink unit, cupboard housing the gas fired boiler and built in shelved larder. Double glazed sliding window overllooking the conservatory, tiled floor and multi pane glazed door to the:

Conservatory

12'0" x 8'1" (3.66 x 2.47)

With tiled floor, radiator, double glazed windows to two sides and double glazed sliding patio doors to the rear garden.

Bedroom 1

14'3" x 9'8" (4.35 x 2.96)

With double glazed window overlooking the rear garden. Radiator and fitted bedroom furniture including wardrobes, bedside cabinets and overhead storage. Dressing table unit.

Bedroom 2

14'4" x 8'7" (4.39 x 2.64)

With radiator and double glazed window overlooking the front garden. Range of fitted wardrobes.

Bedroom 3

10'11" x 8'4" (3.34 x 2.55)

Double glazed window to the side and radiator.

Bathroom

8'7" x 8'4" (2.63 x 2.55)

Comprising panelled bath, pedestal wash hand basin, low level w.c. and corner shower cubicle with sliding glazed screen and wall mounted shower, tiled splashbacks and ladder style heated towel rail. Obscure double glazed window.

Outside

The property is situated on a corner plot with a garden to the front being mainly laid to lawn with brick pavier pathways and low level hedging. The garden continue to the side of the property with a pathway giving access to the driveway and garage which are located behind the bungalow.

The driveway provides parking for two vehicles side by side and access to the:

PROPERTY DESCRIPTION

Garage

16'6" x 7'11" (5.05 x 2.42)

With electric roller door, eaves storage space and space for washing machine. Light and power.

Gate front the driveway gives access to the:

Rear Garden

The rear garden is a particular feature of the property being landscaped with areas of lawn, pathways, raised flower and shrub borders which are well stocked, greenhouse, patio seating area and the garden is surrounded by timber fencing and brick walling. Outside water tap.

A further area of garden is laid to lawn and houses the timber garden shed.

Workshop

7'9" x 7'6" (2.38 x 2.30)

Located to the rear of the garage is a workshop with light and power and windows to two sides.

Description

This extended, three bedroom, semi detached bungalow is situated just north of Burnham on Sea town centre and sea front is a highly sought after, residential area.

The accommodation has been maintained in good order throughout and briefly comprises: entrance hall with cloakroom off, good size lounge with oriel bow window overlooking the front garden, separate dining room with french doors to an open fronted decked area leading onto the rear garden, kitchen leading to a conservatory, three bedrooms and bathroom with bath as well as separate shower cubicle.

The property is enhanced by gas central heating and double glazing.

A particular feature of the bungalow are the gardens. Situated on a corner plot, the lawned gardens to the front, sweep round to the side and rear where there are areas of lawn and planted flower borders. There is a patio and garden shed as well as a workshop on the back of the garage. Parking is in the form of a double driveway which is situated to the rear of the property where there is a gate giving access into the rear garden.

An early inspection to view is highly recommended.

Directions

From the Esso petrol station at the top of Love lane, proceed in a northerly direction onto Manor Road and Berrow Road. Continue along Berrow Road and upon reaching the inland lighthouse on the left hand side, turn right into Stoddens Road. Proceed along Stoddens Road and take a right turn into Southernlea Road where the bungalow can be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

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

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