

1 Stoddens Walk

Burnham-On-Sea, TA8 2DX

Price £357,500

BERRYMAN'S

PROPERTY DESCRIPTION

Situated in this sought after residential address is this extremely well presented 3 bedroom bungalow with low maintenance front and rear gardens, off street parking and single garage. The property has been extended to the rear to provide additional living space.

The property comprises of an entrance porch, entrance hallway, modern kitchen, upgraded shower room, 3 bedrooms, generous lounge and dining room providing access to the rear garden.

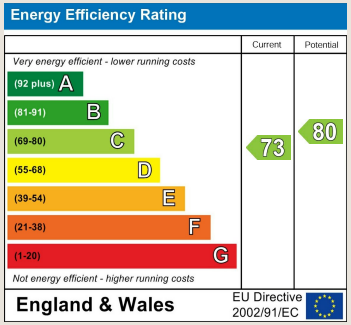
*Entrance Porch *Hallway *Generous lounge with extended dining room off *Modern kitchen *Upgraded shower room *3 bedrooms *Low maintenance gardens to front and rear *Garage * Off street parking *Upvc double glazed windows *Gas heating

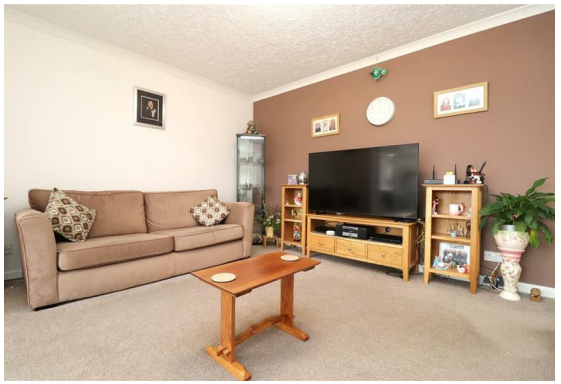
Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (measurements are approx)

Entrance Porch

Entrance Hallway

Lounge
14'10" x 11'3" (4.54 x 3.45)
Generously sized lounge with electric sockets, radiator and Upvc double glazed window and door to:

Dining Room
12'5" x 10'5" (3.81 x 3.18)
Dual aspect dining room with views of the rear garden. Electric sockets, radiator and Upvc double glazed windows and door to the rear garden. Doorway to:

Kitchen
10'1" x 7'10" (3.08 x 2.4)
Modern kitchen fitted with a range of wall and floor units, worktop space, single sink drainer unit, electric oven, four ring gas hob, space for fridge/freezer, space and plumbing for washing machine or dishwasher, Upvc double glazed window to front Upvc obscured double glazed door to outside.

Bedroom 1
10'4" x 10'2" excluding wardrobes (3.16 x 3.10 excluding wardrobes)
Generously sized bedroom with full width fitted wardrobes, radiator and Upvc double glazed window to rear

Bedroom 2
10'0" x 9'10" (3.06 x 3.02)
Double bedroom with space for storage, electric sockets, radiator and Upvc double glazed window to side

Bedroom 3
11'5" x 8'2" (3.5 x 2.5)
Bedroom with space for storage, electric sockets, radiator and Upvc double glazed window to side

Shower Room
6'5" x 5'4" (1.97 x 1.65)
Upgraded shower room comprising of a walk in shower cubicle, close coupled w/c, vanity hand wash basin, storage cupboards, radiator and upvc obscured double glazed window to front

Outside
To the front of the property is a low maintenance gravelled garden with a footpath leading to the entrance porch. The gravel proceeds along the side of the property to the rear, where the garage and off street parking can be found.

The rear garden is also gravelled with planting areas to the side, laid for ease of maintenance. Shed and summer house, both with electric and lighting. New corrugated fencing to the right hand side. Access to the rear where the garage and off street parking can be found.

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Directions

From the Esso garage at the top of Love Lane proceed in a northerly direction along Berrow Road taking the second turning right into Rectory Road. Take the second turning right into Rectory Drive. Continue along Rectory Drive turning left into Stoddens Walk 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.

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



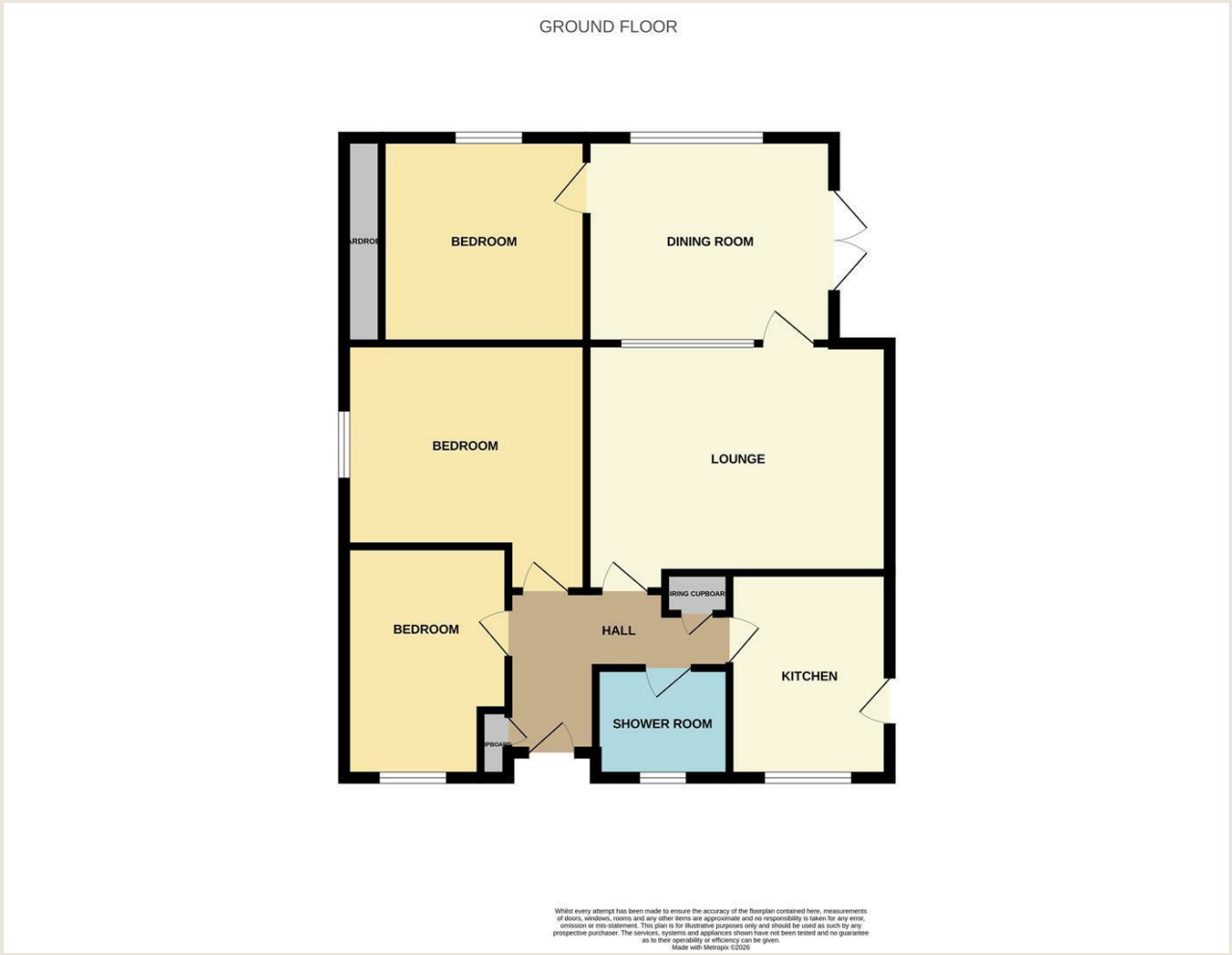














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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