



27 Rectory Drive

Burnham-On-Sea, TA8 2DT

Price £279,950



PROPERTY DESCRIPTION

Attractive detached bungalow situated in a highly sought after residential location to the north of Burnham-on-Sea with good sized enclosed garden to the rear and double width driveway to the side.

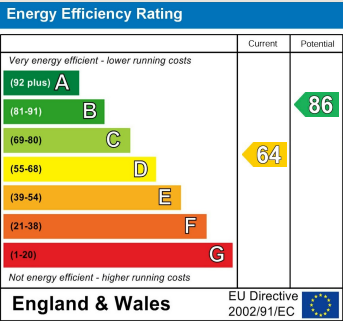
Entrance porch* entrance hall* lounge* kitchen* two double bedrooms* shower room* former garage subdivided to create a porch/utility, cloakroom and sitting area* gas central heating* modern boiler* upvc double glazed windows* double width driveway offering off street parking for numerous vehicles* good sized enclosed garden to the rear.

Local Authority

Sedgemoor District Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Upvc double glazed obscured door to the:

Entrance Porch

4'6" x 3'9" (1.37 x 1.14)

Upvc double glazed window to the side, tiled floor. Further upvc double glazed door and side panel to the:

Entrance Hall

Cloaks cupboard, cupboard housing the combination boiler supplying domestic hot water and radiators. Access to roof space via ladder.

Lounge

17'2" x 11'11" maximum (5.23 x 3.63 (5.22 x 3.64) maximum)

Large upvc double glazed picture window to the front and upvc double glazed window to the side. Feature fire surround with living flame gas fire. Television point.

Kitchen

10'8" x 9'5" (3.25 x 2.87)

Fitted with a range of wall and floor units to incorporate drainer sink unit, space for gas cooker with extractor hood over, space for fridge/freezer, plumbing for automatic washing machine, tiled floor, pantry, upvc double glazed window to side. Upvc double glazed obscured door to the former garage.

Bedroom 1

13'0" x 10'8" (3.96 x 3.25 (3.97 x 3.26))

Upvc double glazed window to the rear.

Dining Room/Bedroom 2

10'10" x 9'1" (3.30 x 2.77 (3.31 x 2.78))

Upvc double glazed French doors opening to the rear garden.

Shower Room

6'11" x 5'5" (2.11 x 1.65 (2.12 x 1.66))

Large tiled shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side.

Outside

To the front of the property is an open plan garden laid principally to lawn.

To the right hand side of the property is a double width driveway offering off street parking for numerous vehicles with the potential for the parking of a caravan/boat etc should it be required.

Attached to the side of the property is the:

Former Garage

The garage has been subdivided to create three areas.

Side porch/Utility

10'2" x 8'2" (3.10 x 2.49)

Two wooden former garage doors to the front and part glazed door to the side.

Cloakroom

Saniflow w.c., wash hand basin and extractor fan.

PROPERTY DESCRIPTION

Sitting Area

12'3" x 8'1" (3.73 x 2.46 (3.74 x 2.47))

Currently being used as a sitting room with upvc double glazed window to the rear.

It is our understanding these rooms have been subdivided without building regulation approval and therefore can not be deemed as formal living accommodation.

Rear Garden

Enclosed measuring approximately 60ft in length with patio area, lawn area with borders containing shrubs and bushes.

To the right hand side of the property is an additional useful area of garden laid to patio and enjoying a good degree of privacy with useful storage sheds.

Outside tap and outside light.

Description

This attractive bungalow is situated in a highly sought after location to the north of Burnham-on-Sea and set in a prime plot with double width driveway which would be ideal for those with a large caravan, motorhome etc. The property also benefits from a good sized garden to the rear offering a good degree of privacy.

With the benefit of gas central heating with a modern combination boiler and upvc double glazed windows an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Oxford Street and Love Lane beside the Esso service station proceed along Berrow Road taking a right turn into Rectory Road. Proceed down Rectory Road taking the second right into Rectory Drive. Proceed down Rectory Drive bearing to the left where the property will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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

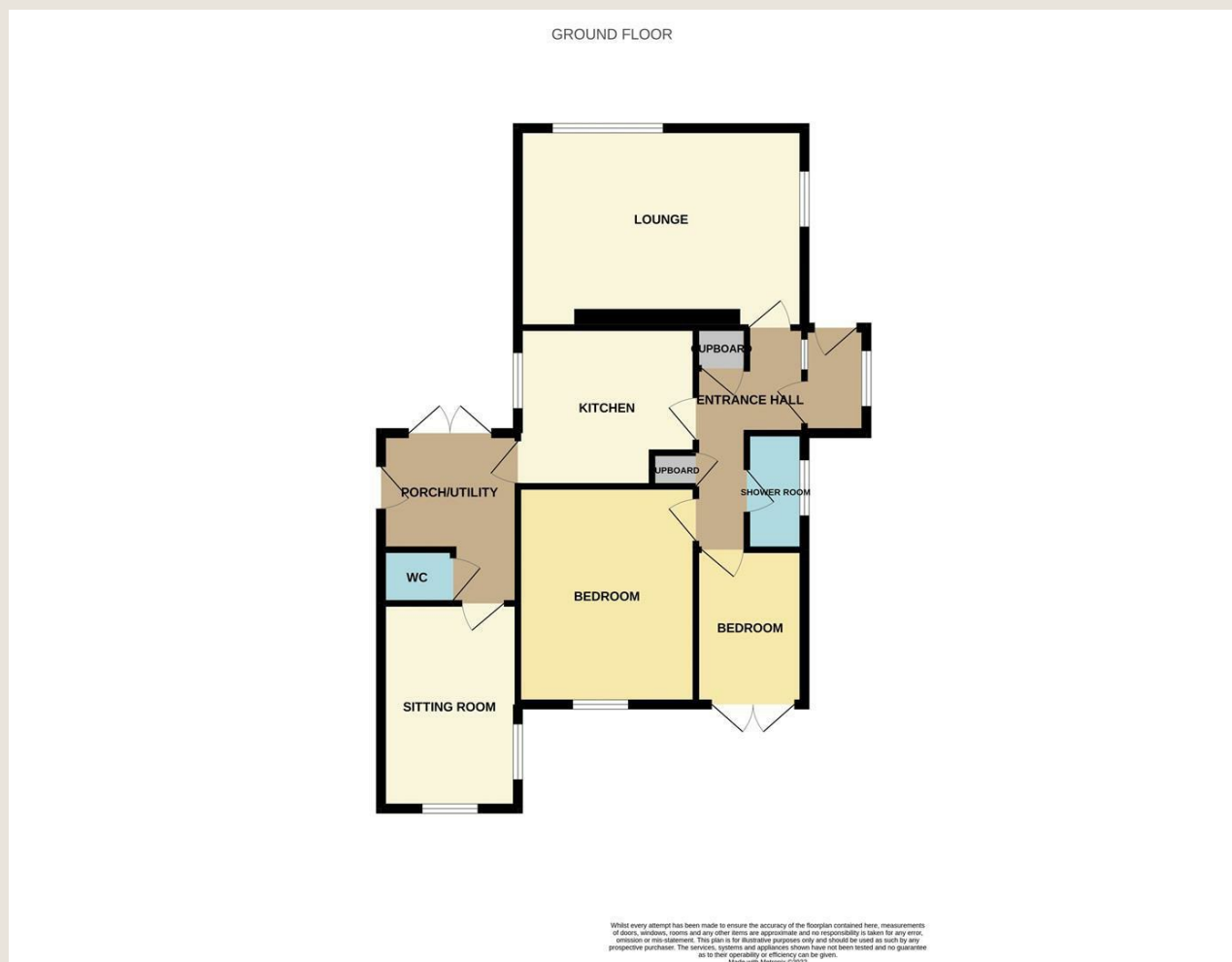
Flood Information:

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 £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

