



24 Aldwych Close

Burnham-On-Sea, TA8 1QD

Asking Price £398,500



# PROPERTY DESCRIPTION

A substantially upgraded and improved detached house situated in a highly sought after location within easy access to Tesco supermarket, town centre and sea front.



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## Local Authority

Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements and Directions are app

Upvc double glazed obscure door, matching side panel to:

### Entrance Hall

Stairs rising to first floor, under stairs storage cupboard.

### Lounge

14'4" x 11'0" (4.37 x 3.35)

Upvc double glazed window to front, tv point, two glazed doors opening to:

### Dining Room

10'2" x 9'0" (3.10 x 2.74)

Double glazed patio doors opening to:

### Conservatory

16'0" x 12'0" (4.88 x 3.66 (4.87 x 3.65))

Part brick part upvc double glazed construction with tiled floor, power and light two upvc double glazed doors opening to outside.

### Study

8'7" x 7'0" (2.62 x 2.13)

Upvc double glazed window to front.

### Kitchen/Breakfast Room

12'8" x 9'9" (3.86 x 2.97)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated double oven, gas hob, extractor fan, plumbing for automatic dishwasher, tiled floor, doorway to dining room, wide archway opening to:

### Utility Area

12'8" x 5'7" (3.86 x 1.70)

Fitted with a range of units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, wall mounted Worcester boiler supplying domestic hot water and radiators, tiled floor, upvc double glazed obscure door to garden, space for fridge/freezer, door to:

### Cloakroom

Fitted with an upgraded suite comprising of close coupled w/c, pedestal wash hand basin, two useful storage cupboards, tiled walls, tiled floor, stainless steel heated towel rail.

### First Floor Landing

Access to roof space.

### Master bedroom

14'3" x 10'7" (4.34 x 3.23)

Two built in wardrobes, two upvc double glazed windows to front.

### En suite shower room

8'8" x 5'8" (2.64 x 1.73)

Fitted with an upgraded suite comprising of large corner shower cubicle with hand held and rain head showers, vanity wash hand basin with cupboards below, close coupled w/c, tiled walls and floor, stainless steel heated towel rail, recessed spotlights, extractor fan, upvc double glazed obscured window to front.

### Bedroom 2

11'0" x 8'6" (3.35 x 2.59)

Double built in wardrobe, upvc double glazed window to rear,

### Bedroom 3

7'10" x 8'8" (2.39 x 2.64)

Upvc double glazed window to rear.

### Bedroom 4

7'10" x 8'8" (2.39 x 2.64)

Built in wardrobe, upvc double glazed window to rear.

### Bathroom

8'8" x 7'6" (2.64 x 2.29)

Fitted with an upgraded suite comprising of panelled bath with mixer tap and shower attachment, large separate corner shower cubicle with rain head and hand held showers, pedestal wash hand basin, stainless steel heated towel rail, airing cupboard, recessed spotlights, extractor fan, tiling to walls and floor, upvc double glazed obscured window to side.

### Outside

To the front of the property is an area of garden which is enclosed by wrought iron fencing laid principally to lawn, gate giving access to the front door.

To the left hand side of the property is off street parking leading to:

### Double Tandem Garage

34'2" x 8'10" (10.41 x 2.69)

Up and over door, power and light, storage in eaves, upvc double glazed door to rear garden.

# PROPERTY DESCRIPTION

## Rear Garden

The rear garden is enclosed, laid principally to lawn with decking area and good sized patio with borders containing shrubs and bushes.

## Description

This attractive detached property is situated in a prime plot in a highly sought after cul de sac location and has been significantly upgraded and improved by the present vendors to offer well planned, well appointed living accommodation that must be seen to be fully appreciated. The property benefits from having upvc double glazed windows, gas central heating, large conservatory, upgraded kitchen, bathroom, en suite shower room and cloakroom, double length garage, off street parking and attractive enclosed garden to rear.

The property is situated within a short distance of the Tesco supermarket and is within easy access of the town centre and seafront, the M5 motorway junction 22 at Edithmead, the A38 providing access to the international airport and city centre beyond and the main line rail link at Highbridge are all easily accessible.

## Directions

From the town centre proceed along Love Lane to the roundabout beside the Tesco supermarket, take the third exit into Frank Foley Parkway, continue taking second right into Ben Travers Way, continue passing Thorndike Way, Cookson Close and Priestley Way where Aldwych Close will be found further on the left hand side. Proceed into Aldwych Close bearing to your left, where the property will be found towards the end of the cul de sac in front of you.

## Kitchen/Breakfast Room

12'8" x 9'9" (3.86 x 2.97)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated double oven, gas hob, extractor fan, plumbing for automatic dishwasher, tiled floor, upvc double glazed window to the rear, space for American style fridge/freezer, doorway to dining room, wide archway opening to:

## Utility Area

12'8" x 5'7" (3.86 x 1.70)

Fitted with a range of units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, wall mounted Worcester boiler supplying domestic hot water and radiators, tiled floor, upvc double glazed obscure door to garden, space for tumble dryer, door to:

## Cloakroom

Fitted with an upgraded suite comprising of close coupled w/c, pedestal wash hand basin, two useful storage cupboards, tiled walls, tiled floor, stainless steel heated towel rail and upvc obscure double glazed window to the side.

## Bathroom

8'8" x 7'6" (2.64 x 2.29)

Fitted with an upgraded suite comprising of panelled bath with mixer tap and shower attachment, large separate corner shower cubicle with rain head and hand held showers, pedestal wash hand basin, stainless steel heated towel rail, airing cupboard, recessed spotlights, extractor fan, tiling to walls, upvc double glazed obscured window to side.

## Outside

To the front of the property is an area of garden which is enclosed by wrought iron fencing laid principally to lawn, gate giving access to the front door.

To the left hand side of the property is an attractive area of block pavier offering off street parking leading to:

## Rear Garden

The rear garden is enclosed, laid principally to lawn with a feature decking area and good sized patio with borders containing shrubs and bushes. Outside tap and outside light.

## Description

This attractive detached property is situated in a prime plot in a highly sought after cul de sac location and has been significantly upgraded and improved by the present vendors to offer well planned, well appointed living accommodation that must be seen to be fully appreciated. The property benefits from having upvc double glazed windows, gas central heating, large conservatory, upgraded kitchen, bathroom, en suite shower room and cloakroom, double length garage, good size area of off street parking and attractive enclosed garden to rear.

The property is situated within a short distance of the Tesco supermarket and is within easy access of the town centre and seafront, the M5 motorway junction 22 at Edithmead, the A38 providing access to the international airport and city centre beyond and the main line rail link at Highbridge are all easily accessible.

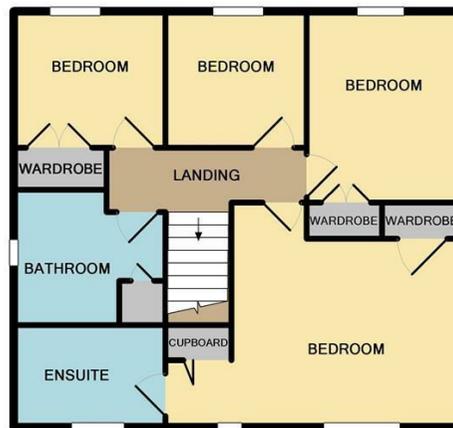






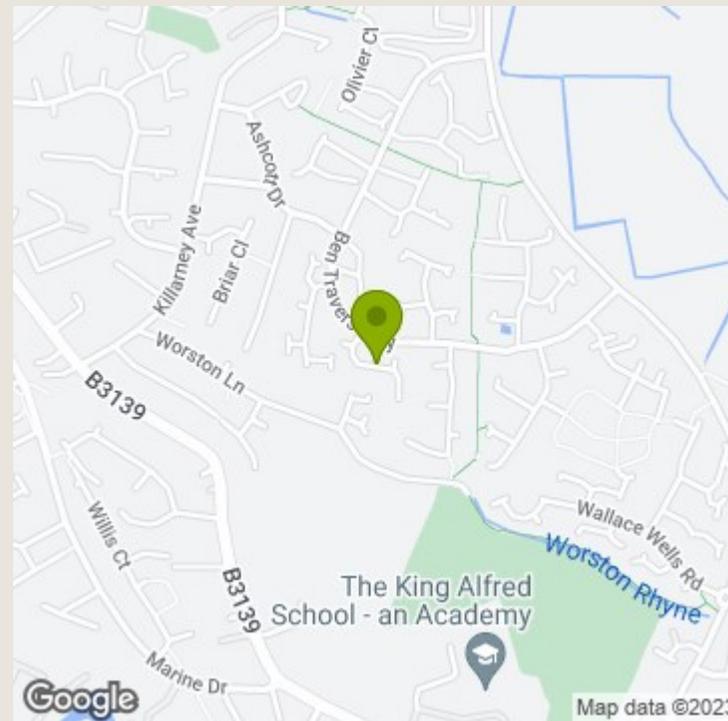


GROUND FLOOR



1ST FLOOR

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](mailto: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.
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