



53 Golf Links Road

Burnham-On-Sea, TA8 2PP

Price £278,500

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive detached bungalow situated in a highly sought after residential location to the north of Burnham-on-Sea.



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Local Authority

Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Upvc double glazed sliding door to the:

Entrance Porch

10'9" x 4'11" (3.28 x 1.50)

Of upvc double glazed construction. Further part obscured glazed door to the:

Entrance Hall

Airing cupboard, storage cupboard and access to roof space.

Cloakroom

Close coupled w.c., corner wash hand basin and high level wc. Upvc high level double glazed obscured window to the front.

Lounge/Diner

17'11" x 10'4" (5.46 x 3.15 (5.45 x 3.16))

Two upvc double glazed windows to the side and upvc double glazed window to the front. Gas fire, television point and upvc double glazed door and matching side panels opening to the:

Conservatory

10'5" x 7'5" (3.18 x 2.26)

Part brick and part upvc double glazed construction with upvc double glazed door to outside.

Kitchen

11'4" x 7'10" (3.45 x 2.39 (3.46 x 2.40))

Fitted with a range of wall and floor units to incorporate single sink drainer sink unit, electric oven, gas hob with extractor hood, plumbing for automatic washing machine an cupboard housing the gas boiler supplying domestic hot water and radiators. Upvc double glazed window to the front and upvc double glazed door to the:

Side Porch/Utility

12'2" x 3'0" (3.71 x 0.91)

Part upvc double glazed construction with upvc double glazed door to the rear garden. Upvc double glazed door to the side driveway.

Bedroom 1

11'5" x 11'2" (3.48 x 3.40)

Upvc double glazed window to the rear.

Bedroom 2

11'5" x 8'7" (3.48 x 2.62 (3.47 x 2.61))

Upvc double glazed window to the rear.

Bathroom

5'6" x 4'11" plus door recess (1.68 x 1.50 plus door recess)

Comprising panelled bath with shower over and screen, pedestal wash hand basin, part tiled walls and upvc double glazed obscured window to the front.

PROPERTY DESCRIPTION

Outside

To the front and left hand side of the property is an open plan garden laid for ease of maintenance.

To the right hand side of the property is a driveway offering off street parking and leading to the:

Garage

With up and over door. Window to rear and upvc double glazed door opening to the rear garden.

Rear Garden

Part walled and enclosed being laid for ease of maintenance with good sized borders, patio area. Outside tap and outside light.

Description

The property is situated in a sought after residential location to the north of Burnham-on-Sea being within a short walk of the famous golf links at Burnham and Berrow and the miles of sandy beach stretching from Burnham-on-Sea to Brean Down.

This attractive detached bungalow is set in a prime corner plot and briefly comprises good sized entrance porch giving access to the entrance hall with cloakroom off, lounge/diner with good sized conservatory off, kitchen with side porch/utility, two double bedrooms and bathroom. The property benefits from having a garage, off street parking and part walled sunny aspect garden to the rear.

The property is offered in clean and tidy order throughout but would benefit from some upgrading.

Directions

Proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left. Take a left into Golf Links Road. Proceed down Golf Links Road bearing to the right and the property will be found further along 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









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

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.
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 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

