



6 Pizey Avenue

Burnham-On-Sea, TA8 2HS

Price £479,950



PROPERTY DESCRIPTION

An attractive four bedroom detached house situated in a highly sought after cul-de-sac location set in a good sized mature plot within a short walk of Burnham beach. The property has been in the same ownership since it was built and is offered with the benefit of no onward chain.

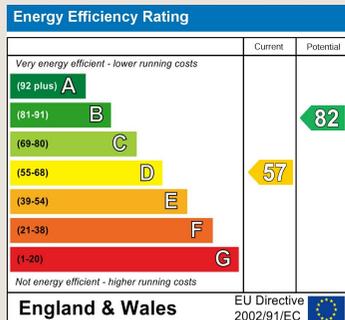
Entrance porch* entrance hall* lounge* dining room* kitchen/breakfast room* four first floor bedrooms* bathroom* upvc double glazed windows* gas central heating* garage* off street parking* mature gardens to the front and rear* in need of some upgrading* must be seen* rare opportunity.

Local Authority

Sedgemoor District Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door and obscure side panel to the:

Entrance Porch

Cloaks cupboard and multi pane door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and wide archway through to the: lounge.

Lounge

14'11" x 11'6" (4.57 x 3.51)

Fire surround with gas fire, upvc double glazed window to the front, television point and archway through to the:

Cloakroom

Vanity wash hand basin, close coupled w.c. upvc double glazed obscured window to the rear.

Dining Room

11'6" x 8'8" (3.51 x 2.65)

Double glazed patio doors to the garden.

Kitchen/Breakfast Room

12'2" x 8'7" (3.71 x 2.64)

Fitted with a range of wall and floor units to incorporate double bowl sink unit, integrated eye level double oven, gas hob, breakfast bar, space for fridge, plumbing for automatic dishwasher, cupboard housing the gas boiler

supplying domestic hot water and radiators. Upvc double glazed window to the rear and upvc double glazed obscured door to outside.

First Floor Landing

Upvc double glazed window to the front. Airing cupboard and access to roof space.

Bedroom 1

12'0" x 11'6" (3.68 x 3.52)

Built in double wardrobe and upvc double glazed window to the front.

Bedroom 2

12'11" x 8'8" (3.96 x 2.66)

Double built in wardrobe, pedestal wash hand basin and upvc double glazed window to the rear.

Bedroom 3

11'5" x 8'8" (3.50 x 2.66)

Wardrobe and upvc double glazed window to the rear.

Bedroom 4

8'9" x 7'8" (2.69 x 2.36)

Upvc double glazed window to the front.

Bathroom

8'8" x 6'6" (2.66 x 1.99)

Suite comprising corner bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls, extractor fan and upvc double glazed window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a good sized garden laid to lawn with mature borders containing numerous shrubs and bushes.

Long driveway offering off street parking and leading to the:

Garage

18'2" x 8'4" (5.56 x 2.55)

With up and over door and light and power. Plumbing for automatic washing machine and upvc double glazed obscured door to outside.

Side gate gives access to the:

Rear Garden

Good sized enclosed mature garden with patio area, lawn area, borders containing numerous shrubs and bushes, garden shed.

Outside tap and outside light.

The gardens are a particular feature of the property making a full inspection essential.

Description

This attractive detached house is located in a highly sought after cul-de-sac location within a short walk of Burnham beach.

The property has been in the same ownership since it was built and is

offered in clean and tidy order throughout but would benefit from some upgrading and is set in a good sized mature plot offering great potential for extension should it be required and subject to any necessary consents and the opportunity for an individual to put their own mark on this rarely available type of property.

With no onward chain an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road for approximately one third of a mile taking a left turn into Trinity Rise. Proceed down Trinity Rise bearing to the right into Pizey Avenue. Proceed down Pizey Avenue and the property will be found towards the end of the cul-de-sac on the right hand side.







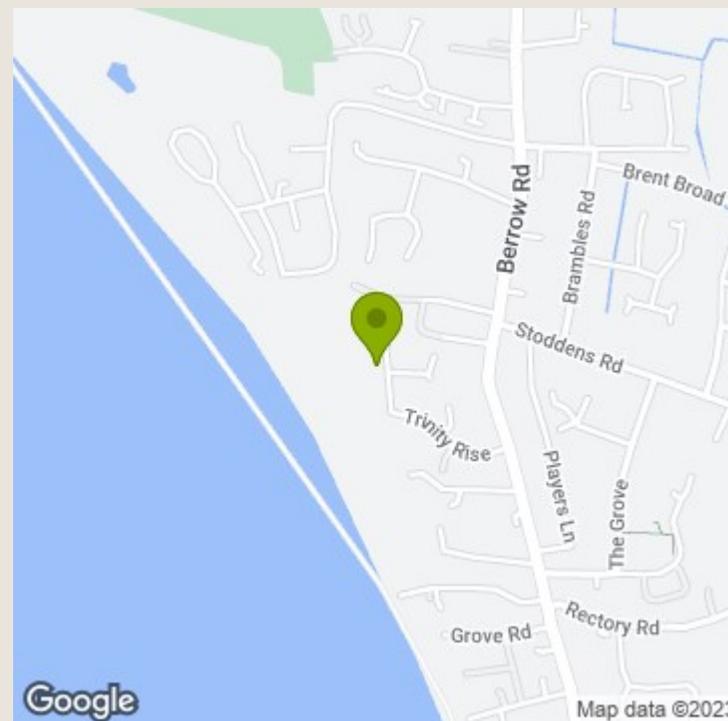
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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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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