



19 St. Pauls Road
Burnham-On-Sea, TA8 2BH
Price £265,000



PROPERTY DESCRIPTION

An older style, four bedroom semi detached house requiring modernisation throughout and situated in a highly sought after residential area within walking distance of Burnham on Sea town centre and beach.

Entrance porch* Reception hall* Lounge* Dining room* Kitchen* Cloakroom* Rear Porch* Boiler Room* Four bedrooms* Bathroom and separate wc* Gardens to front and rear* Detached garage for use as storage.

Local Authority

Sedgemoor Council Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with obscure glazed panels and double glazed side panels to the:

Entrance Porch

Tiled floor, obscure glazed entrance door and side panel to the:

Reception Hall

12'4" x 7'10" (3.77 x 2.41)

Partial Parquet flooring and stairs rising to the first floor. Understair storage cupboard.

Lounge

14'2" into bay window x 11'11" maximum (4.32 into bay window x 3.65 maximum)

Double glazed bay window overlooking the front, tiled fireplace.

Dining Room

12'9" maximum x 11'10" maximum (3.91 maximum x 3.63 maximum)

Glazed doors to rear garden.

Kitchen

12'9" x 7'10" (3.89 x 2.39)

With a range of base cupboards and drawers with worktops over, single drainer stainless steel sink unit, space for appliances, wall mounted cupboards, two windows overlooking the side and tiled splashbacks. Multi pane glazed door to the:

Rear Porch

With door to the cloakroom and door to the boiler room. Glazed door to the rear garden.

Cloakroom

4'10" x 3'6" (1.49 x 1.07)

With low level wc and wall mounted wash hand basin. Obscured double glazed window.

Boiler Room

With floor standing gas fired boiler.

First Floor Landing

Access to roof space.

Master Bedroom

14'7" maximum into bay window x 9'3" maximum (4.46 maximum into bay window x 2.82 maximum)

Double glazed bay window overlooking the front, vanity wash hand basin.

Bedroom 2

11'4" x 7'11" (3.47 x 2.42)

With double glazed window overlooking the front.

Bedroom 3

11'10" maximum x 10'11" (3.62 maximum x 3.33)

With double glazed window overlooking the rear garden.

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Bedroom 4

7'11" x 7'8" (2.42 x 2.36)

With double glazed window overlooking the rear garden. Fitted cupboard housing the hot water cylinder.

Bathroom

6'11" x 4'11" (2.12 x 1.52)

With panelled bath and pedestal wash hand basin. Tiled splashbacks and obscure double glazed window.

Separate WC

4'11" x 2'11" (1.51 x 0.89)

With WC and obscure double glazed window.

Outside

To the front of the property the garden is laid to lawn with pathway to the front door and low level boundary wall.

To the side of the property is a pathway, which we understand from the vendor is shared with the neighbouring property and gives access to the rear garden.

Rear Garden

Enclosed by timber fencing and being laid mainly to lawn with patio area and various shrubs and bushes.

Greenhouse.

Garage

With up and over door. Used for storage.

Description

This mature, semi detached four bedroom house is located in the highly sought after 'Saint's roads and as such is within easy, level walking distance of Burnham on Sea town centre facilities and beach beyond.

The accommodation which requires complete modernisation is arranged over two floors and briefly comprises; Entrance porch, reception hall, lounge to the front, separate dining room with doors to the rear garden, kitchen with rear porch and cloakroom. To the first floor there are four bedrooms, bathroom and separate w.c.

Outside there is an area of garden to the front enclosed by a low level wall and the rear garden is lawned and mature. There is also a detached garage which provides storage.

Directions

From the M5 motorway interchange Junction 22 at Edithmead, proceed along the Queens Drive towards Burnham on Sea. Proceed straight across the roundabout onto Love Lane and take the third turning right into St. Mary's Road and first left into St. Paul's Road where the property can be found on the right hand side.









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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