



2 Exeter Close

Burnham-On-Sea, TA8 1JF

Price £320,000



# PROPERTY DESCRIPTION

An opportunity to purchase a detached, extended 3/4 bedroom, family home offering highly flexible accommodation set in a generous, corner plot within walking distance of Burnham on Sea town centre.

Entrance porch\*. Lounge/dining room\*. Modern, fitted kitchen with integrated appliances\*. Office\*. Ground floor WC\*. Conservatory\*. Ground floor bedroom/second sitting room\*. Former garage which has been used as a workshop\* Three bedrooms and bathroom to the first floor\*. Gas central heating\*. Double glazing\*. Large than average detached garage with roller door\*. Ample parking to the front\*. Good size, lawned rear garden.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Double glazed entrance door and side panel with obscure glazing to the:

### Entrance Porch

7'7" x 3'1" (2.33 x 0.94)

With built in storage cupboard and door to the:

### Lounge/Diner

22'4" x 13'11" maximum (6.81 x 4.25 maximum)

Three radiators, stairs rising to the first floor and door to the kitchen. French doors to the conservatory, double glazed window to the front and door to the:

### Ground Floor Bedroom/Sitting Room

17'0" x 8'5" (5.19 x 2.59)

Radiator, fitted work benches with cupboards and drawers under, double glazed window overlooking the front, built in wardrobe with hanging rail and shelf, door to the:

### Former Garage

15'4" x 8'8" (4.68 x 2.65)

Currently used as a workshop and fitted with a range of base units and drawers with worktops over and wall mounted cupboards. Plumbing and space for washing machine, double glazed window overlooking the front and double glazed door and further window giving access to the side.

### Kitchen

19'9" x 8'11" maximum (6.02 x 2.72 maximum)

Fitted with a modern range of cream coloured fronted units including base cupboards and drawers and matching wall mounted cupboards and contrasting worktops. Integrated fridge/freezer, integrated dishwasher, two radiator, tiled splashbacks, one and a quarter bowl stainless steel sink unit, two double glazed windows overlooking the rear garden, space for range style cooker and door to the:

### Office

8'1" maximum x 6'0" (2.47 maximum x 1.85)

With double glazed window to the side. Fitted office furniture and wall mounted cupboards.

Door to the:

### Cloakroom

3'5" x 2'6" (1.05 x 0.77)

With low level w.c. and tiled floor.

### Conservatory

9'11" x 7'10" (3.04 x 2.40)

With two sets of French doors opening to the rear garden. Fitted worktop with cupboards under and breakfast bar.

### First Floor Landing

Access to the roof space. Cupboard housing the Worcester combination boiler.

### Bedroom 1

12'4" x 9'10" (3.77 x 3)

With radiator and window overlooking the front.

### Bedroom 2

9'9" x 9'7" (2.99 x 2.93)

With radiator and window overlooking the rear garden. Deep built in storage cupboard.

### Bedroom 3

9'5" x 7'9" (2.88 x 2.37)

With radiator and double glazed window overlooking the front.

### Bathroom

7'7" x 6'4" (2.33 x 1.94)

Tiled floor and comprising white suite of panelled bath with wall mounted shower over, pedestal wash hand basin and low level w.c. Heated towel rail, tiled walls, obscured double glazed window.

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## Outside

The front of the property has been laid for ease of maintenance and provides ample parking.

Part brick pavier and part gravelled surrounded by low level wooden fencing and side access to the rear garden both sides of the property.

## Large Detached Garage

24'2" x 11'4" (7.37 x 3.46)

Electric roller door, power and light and double glazed personal door to the rear garden.

## Rear Garden

The rear garden is a particular feature of the property being of a very good size being laid to lawn with an area of patio and gravelled areas. There is a timber garden shed, outside tap.

The garden is surrounded on three sides with timber fencing and there is a mature border with shrubs and tree.

Further gravelled area to the side of the garage providing storage space.

## Description

This modern, detached, extended property is situated in a convenient location within walking distance of Burnham on Sea town centre and beach.

The property offers prospective purchasers the opportunity if required to alter the ground floor accommodate to suit the needs of a growing family but is currently arranged as follows: entrance porch leading to the lounge/dining room where there is a door into what could be an additional sitting room or 4th bedroom with further door to the former garage which is used as a workshop with fitted cupboards and worktop.

There is a modern, fitted kitchen with an additional room off the kitchen currently used as a study area plus a separate w.c. The conservatory to the rear gives access to the rear garden.

To the first floor there are three bedrooms and a family bathroom. The property is gas centrally heated and double glazed.

Outside, the addition of a larger than average, detached garage together with a low maintenance, brick paved and shingled front garden gives plenty of parking. The garden to the rear is a wide, lawned plot and patio area that is enclosed.

An internal inspection is the only way to fully appreciate the flexibility of the accommodation this property offers.

## Directions

From the Esso Garage at the top of Love Lane, proceed along Love Lane and take the third turning left into St. Peter's Road. Take the second right into Winchester Road and follow the road around where Exeter Close can be found on your right hand side where number two is the first property on the right, located on the corner.

## 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

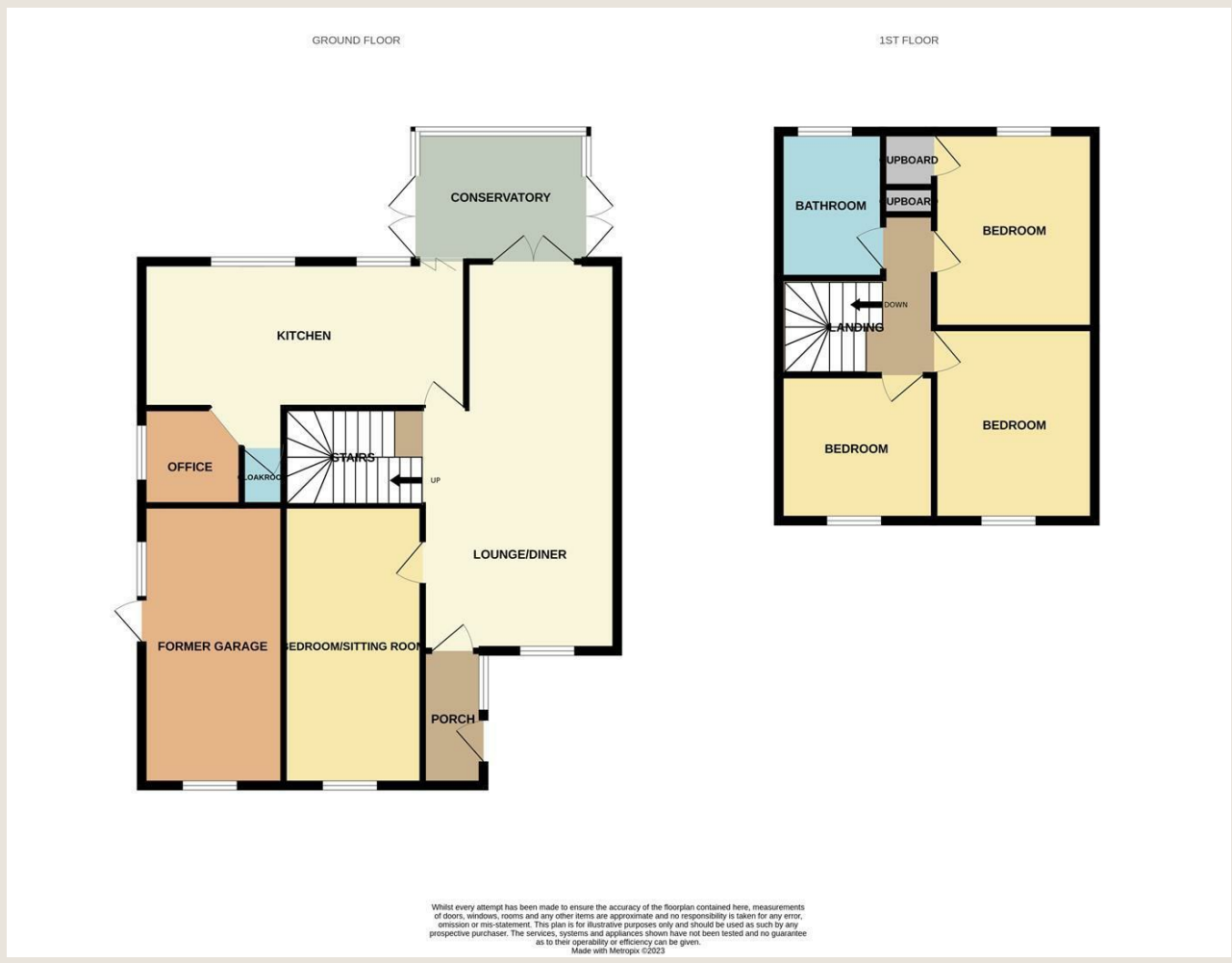
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](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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