



Blackthorn Steart Drive

Burnham-On-Sea, TA8 1BZ

Price £375,000



# PROPERTY DESCRIPTION

GUIDE PRICE £375,000-£425,000

An individual detached bungalow set in a large mature plot (with potential) in a "tucked away" location within a short walk of Burnham-on-Sea town centre and sea front. An early application to view is strongly recommended by the vendors selling agents.

Entrance hall\* stunning open plan lounge/dining room with kitchen off\* sitting room\* utility room\* three bedrooms\* bathroom\* single attached garage and additional detached garage\* large mature sunny aspect gardens enjoying a good degree of privacy.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		38	
(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 are approximate)

Part glazed door to the:

### Entrance Hall

Further part glazed door to the:

### Lounge/Diner

25'5" maximum x 20'8" (7.77 maximum x 6.30)

Vaulted ceiling, picture windows overlooking the rear garden, additional windows to the side, fire surround with freestanding multi fuel burner.

To the rear of the lounge access to the:

### Kitchen

13'7" x 5'4" (4.16 x 1.65)

Fitted with a range of wall and floor units with Aga cooker and space for fridge/freezer, single bowl sink unit, cupboard housing the gas boiler supplying domestic hot water and radiators and hot water tank.

### Sitting Room

17'9" x 10'4" (5.43 x 3.17)

Feature picture window to the rear and tiled floor.

### Utility Room

9'3" x 7'10" maximum (2.82 x 2.39 maximum)

Plumbing for automatic washing machine, space for tumble dryer, high level window to the front.

### Bedroom 1

14'11" maximum x 11'10" (4.57 maximum x 3.62)

Built in wardrobes, window to the side.

### Bedroom 2

12'2" x 11'11" (3.71 x 3.64)

Window to the side.

### Bedroom 3

8'8" x 7'11" (2.65 x 2.43)

Windows to the side and front.

### Bathroom

6'5" x 5'4" (1.98 x 1.65)

Panelled bath with mixer tap and shower attachment. Bidet, close couple w.c. pedestal wash hand basin.

### Outside

To the front of the property is an open plan garden with mature bushes, trees, shrubs etc.

### Attached Garage

20'3" x 12'5" (6.19 x 3.80)

With up and over door.

Located to the left hand side of the garage is a further driveway giving access to the:

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## **Double Detached Garage**

With up and over door.

Access to the side of the property provides access to the:

## **Large Rear Garden**

Enjoying a sunny aspect and a large amount of privacy.

Large lawn area with numerous mature bushes, shrubs and trees.

There is great potential for extension to the property should it be required or indeed further development of the site subject to any necessary consents.

## **Further Garden Area**

19'8" x 9'10" (6 x 3.00)

Offering again potential for further extension subject to any necessary consents.

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

## **Bamboo**

Please note there is a large amount of Bamboo in the grounds of the property which is being removed. The treatment of such works will continue intermittently over a five year period with the full cost of these works being paid for by the current vendor.

Further details and a full report is available with the vendors selling agents.

## **Agents Note**

We understand from the vendors solicitor that the property owns the access lane up to the property however clarification of this should be gained via your legal representative.

## **Description**

This individual detached bungalow is situated in a highly sought after residential location within a short walk of Burnham-on-Sea town centre and sea front.

The property is set in a good sized mature sunny aspect plot offering art deco style living accommodation that must be seen to be fully appreciated.

Opportunities of this type rarely become available for sale and an early application to view is strongly recommended by the vendors selling agents.

## **Directions**

At the roundabout at the junction of Love Lane and Oxford Street proceed along Oxford Street taking the third turning right proceeding across the High Street onto the Esplanade. Take a left turn and proceed along the sea front passing B and M supermarket on the left taking the next left into Steart Drive. Proceed down Steart Drive and after a short distance you will see a sign saying Frith House and a private driveway. Proceed down the private driveway and the property will be found on the right hand side.







## BLACKTHORN



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)

### 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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
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

