



14 Steart Avenue

Burnham-On-Sea, TA8 1DA

Price £295,000



# PROPERTY DESCRIPTION

Attractive two/three bedroom chalet style house situated in a highly sought after residential location within a short walk of Burnham-on-Sea town centre and sea front.

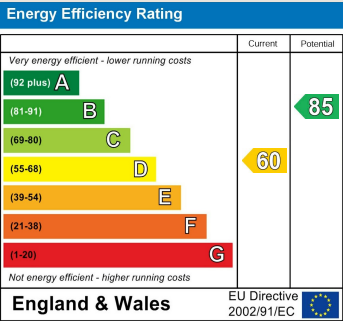
Entrance hall\* lounge\* kitchen\* ground floor bedroom\* dining room/bedroom\* conservatory\* ground floor shower room\* first floor master bedroom\* upvc double glazed windows\* gas central heating\* garage\* gated off street parking\* enclosed sunny aspect garden to the rear. Must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed obscured door with matching side panel to the:

### Entrance Hall

Stairs rising to the first floor. Storage cupboard and arch to the dining room/bedroom.

### Lounge

15'9" x 12'0" (4.81 x 3.66)

Feature fire surround with gas fire, upvc double glazed window to the front and television point.

### Kitchen

9'9" x 8'10" (2.99 x 2.71)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for fridge/freezer, plumbing for automatic washing machine, integrated eye level oven, electric hob, extractor fan and upvc double glazed window to the front.

### Bedroom 1

12'1" x 10'10" (3.69 x 3.31)

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

### Dining Room/Bedroom 2

10'0" x 9'1" (3.05 x 2.77)

Upvc double glazed French doors opening to the:

## Conservatory

9'9" x 7'11" (2.99 x 2.42)

Of upvc double glazed construction with double glazed sliding door giving access to the rear garden.

## Shower Room

6'9" x 5'5" (2.08 x 1.66)

Tiled shower enclosure, low level w.c., pedestal wash hand basin, heated towel rail and upvc double glazed obscured window to the side.

## First Floor Landing

Cupboard housing the combination gas boiler supplying domestic hot water and radiators. Door to large eaves storage with light.

## Master Bedroom

16'0" maximum x 12'5" maximum (4.90 maximum x 3.79 maximum)

L shaped with two upvc double glazed windows to the side.

## Outside

To the front of the property is a garden area laid for ease of maintenance with borders containing mature shrubs and bushes.

Gates give access to block pavier driveway offering off street parking for two/three vehicles leading to the:

## Single Garage

With up and over door.

# PROPERTY DESCRIPTION

## Rear Garden

Laid for ease of maintenance and enjoying a sunny aspect.

## Agents Note

The property benefits from having leased solar panels located to the rear of the building.

## Description

This two/three bedroom chalet style bungalow is situated in the favoured Steart area of Burnham-on-Sea and is within a short walk of the town centre and sea front.

The property offers flexible living accommodation and briefly comprises entrance hall, lounge, kitchen, ground floor bedroom, dining room/bedroom 2 with conservatory off and bathroom. To the first floor there is a further good sized bedroom.

The property further benefits from gas central heating with a modern combination boiler, garage, off street parking and enclosed sunny aspect garden to the rear enjoying a good degree of privacy.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a southerly direction along Oxford Street taking the third turning right. Proceed across the High Street and proceed towards the Esplanade. Take a left turn onto the Esplanade and proceed passing the B and M car park on the left hand side

and take the next left turn into Steart Drive. Proceed down Steart Drive which in turn becomes Steart Avenue. Proceed down Steart Avenue where the property will 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](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

