



8 Beatty Way

Burnham-On-Sea, TA8 2TH

Price £289,950



PROPERTY DESCRIPTION

A generously proportioned, detached, family home, situated on the outskirts of Burnham on Sea town centre.

Entrance hall* Cloakroom* 'L' shaped kitchen/diner* Lounge* Conservatory* Four good-size bedrooms* Family bathroom* Garage and driveway* Open plan front garden* Generous, lawned and enclosed rear garden* Gas central heating* Double glazing* Leased solar panels.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(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 obscured double glazed side panel to the:

Entrance Hall

Stairs rising to the first floor, radiator, understair storage cupboard. Door to the garage.

Cloakroom

5'7" x 2'10" (1.71 x 0.88)

Low level w.c., wall mounted wash hand basin and double glazed obscured window.

Open plan Kitchen/Diner

23'6" x 11'8" maximum (7.17 x 3.58 maximum)

Fitted with a range of white fronted units including base cupboards and drawers and matching wall mounted units, contrasting worktops over, inset stainless steel single drainer sink unit, space for range cooker, four ring electric hob, space for dishwasher, small breakfast bar, double glazed window overlooking the front garden, tiled splashbacks, double glazed door to the side, space for dining table, two radiators, double glazed window overlooking the rear garden, square opening to the:

Lounge

15'8" x 11'3" (4.80 x 3.43)

Radiator, sliding patio doors to the:

Conservatory

11'8" x 9'6" (3.57 x 2.90)

With radiator, French doors to the rear garden and tiled floor.

First Floor Landing

Access to roof space, cupboard housing the gas fired boiler with slatted shelf.

Bedroom 1

13'10" x 10'10" (4.24 x 3.31)

Radiator, double glazed window overlooking the rear garden.

Bedroom 2

12'2" x 8'1" (3.73 x 2.47)

Radiator, double glazed window.

Bedroom 3

12'1" x 6'11" (3.70 x 2.12)

Double glazed window overlooking the front garden and radiator.

Bedroom 4

9'5" x 9'2" (2.88 x 2.81)

Radiator, double glazed window overlooking the rear garden.

Bathroom

6'10" x 6'6" (2.09 x 2)

With a white suite comprising panelled bath with wall mounted shower over and tiled to ceiling height, vanity wash hand basin with cupboards below, low level w.c., ladder style heated towel rail, obscured double glazed window.

Outside

To the front of the property there is an area of lawned garden with pathway to the front door and extending to the side into the rear garden via a wooden gate.

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Driveway to the front provides parking and gives access to the:

Garage

16'11" x 8'7" (5.17 x 2.63)

With light and power. Plumbing for washing machine.

Rear Garden

The rear garden is of a good size and is laid mainly to lawn with timber fencing. Patio area, timber summerhouse.

Description

This generously proportioned, detached house is situated in a modern residential area, close to Burnham on Sea town centre and sea front. It is also within a short walk of Tesco supermarket and approximately a five minute drive to the M5 motorway interchange (junction 22) at Edithmead providing access to Bristol, Taunton, Exeter etc. There are train links in the nearby town of Highbridge and Bristol Airport is under 20 miles via the A38

The accommodation is offered over two floors. To the ground floor there is an entrance hall with cloakroom off, 'L' shaped kitchen/diner with range of fitted units, space for appliances and opening to the lounge with conservatory off which opens to the rear garden.

To the first floor there are four generous bedrooms and family bathroom. The property benefits from gas central heating and double glazing. Parking is in the form of a single garage (which can also be accessed via a door from the entrance hall) and driveway. Gardens to the front are open plan and to the rear the good-size plot is laid to lawn and enclosed by timber fencing. There are

leased solar panels which could also provide any purchaser the benefit of some saving to electricity bills.

It is fair to say the property would benefit from some improvement but offers prospective buyers the opportunity of putting their own stamp on the house to become a family home. Therefore, an early inspection to view is recommended.

Directions

From the Esso garage at the top of Love Lane, proceed out of the town along Love Lane turning first left at the roundabout onto the continuation of Love Lane. Take the first left into Hawley Way, first left again into Cunningham Road and second right into Beatty Way where the property will be found on the right hand side.

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:

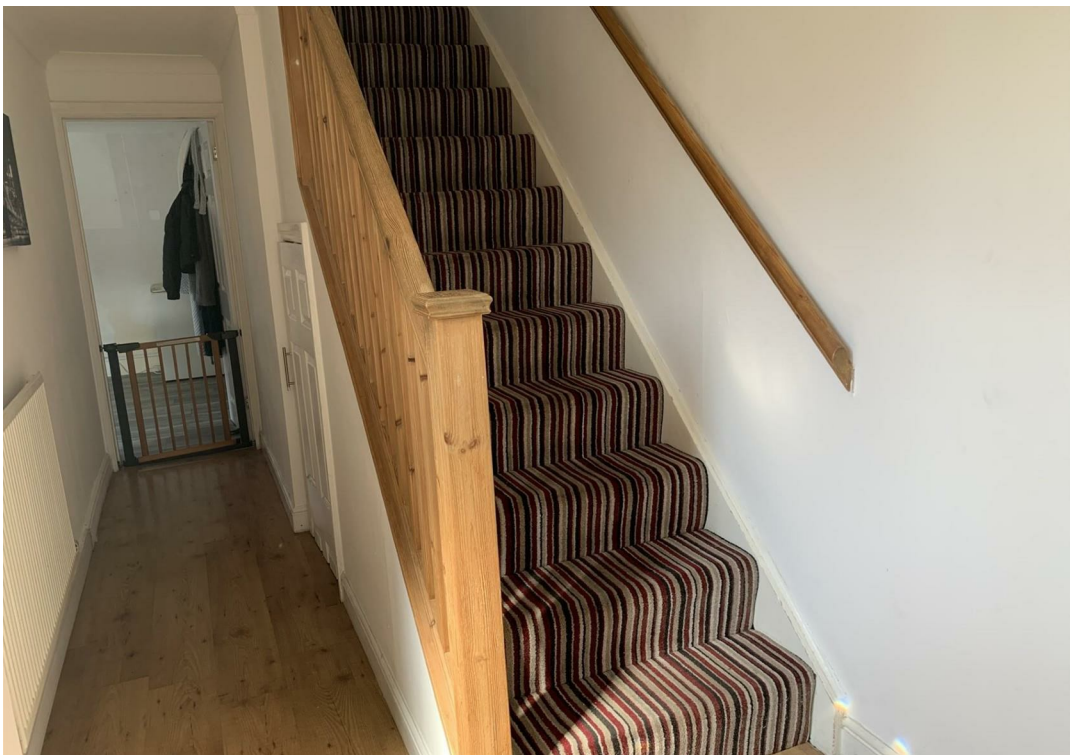
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

IMPORTANT NOTICE

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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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