



50 St. Marys Road

Burnham-On-Sea, TA8 2BA

Price £350,000



PROPERTY DESCRIPTION

An attractive Two bedroom, three reception room, detached bungalow situated in the highly sought after "saints" area of Burnham-on-Sea within a short walk of Burnham-on-Sea town centre and sea front.

Entrance porch* entrance hall* lounge* dining room with large conservatory off* kitchen* two double bedrooms* bathroom* gas central heating* upvc double glazed windows* garage* long block pavier driveway* attractive gardens to the front and rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door with side panels to the:

Entrance Porch

Further part obscure glazed upvc double glazed door with side panels to the:

Entrance Hall

Access to loft space, cupboard housing the combination boiler supplying domestic hot water and radiators with shelving to the side, cloaks cupboard.

Lounge

14'0" x 11'0" (4.27 x 3.36)

Recessed gas fire, picture rail, television point and upvc double glazed windows to the front and side.

Dining Room

13'10" x 10'11" maximum (4.23 x 3.33 maximum)

Upvc double glazed window to the side. Wall mounted gas fire and upvc double glazed doors to the conservatory and archway through to the:

Kitchen

11'6" x 7'9" (3.51 x 2.38)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, gas cooker point, extractor fan, plumbing for automatic washing machine, space for tumble dryer, upvc double glazed window to the rear.

Conservatory

18'2" x 10'1" (5.55 x 3.08)

Part brick and part upvc double glazed construction with two upvc double glazed French doors opening to the rear garden.

Bedroom 1

12'0" x 11'6" (3.66 x 3.53)

Upvc double glazed window to the front.

Bedroom 2

11'4" x 8'0" (3.47 x 2.44)

Upvc double glazed window to the side.

Bathroom

8'0" x 6'10" (2.44 x 2.10)

Fitted with a white suite comprising panelled bath with shower over and screen, close coupled w.c., vanity wash hand basin with cupboards below, tiled walls, light/shaver point and high level upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary wall with a front garden with borders containing mature shrubs and bushes.

To the side of the property is a block pavier driveway extending to approximately 65ft in length which leads to the:

PROPERTY DESCRIPTION

Garage

18'10" x 7'10" (5.75 x 2.41)

Upvc double glazed window to the rear and upvc double glazed door to side.

Side gate gives access to the:

Rear Garden

Enclosed and enjoying a god degree of privacy with patio area, attractive lawn area, borders containing numerous shrubs and bushes.

Good size garden shed.

The garden is a particular feature of the property making a full inspection essential.

Description

This attractive detached bungalow is situated in the highly sought after "saints " area of Burnham-on-sea has been well maintained and briefly comprises entrance porch, entrance hall, lounge, separate dining room with large conservatory off, well appointed kitchen, two double bedrooms and modern bathroom.

The property benefits from gas central heating with a modern boiler, upvc double glazed windows, long block pavier driveway offering off street parking for numerous vehicles leading to the garage.

The property has attractive mature gardens to the front and rear making an early application to view strongly recommended by the vendors selling agnets.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a left turn into St Marys Road. Proceed down St Marys Road and the property will be found on the right hand side towards the end of the cul-de-sac.

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

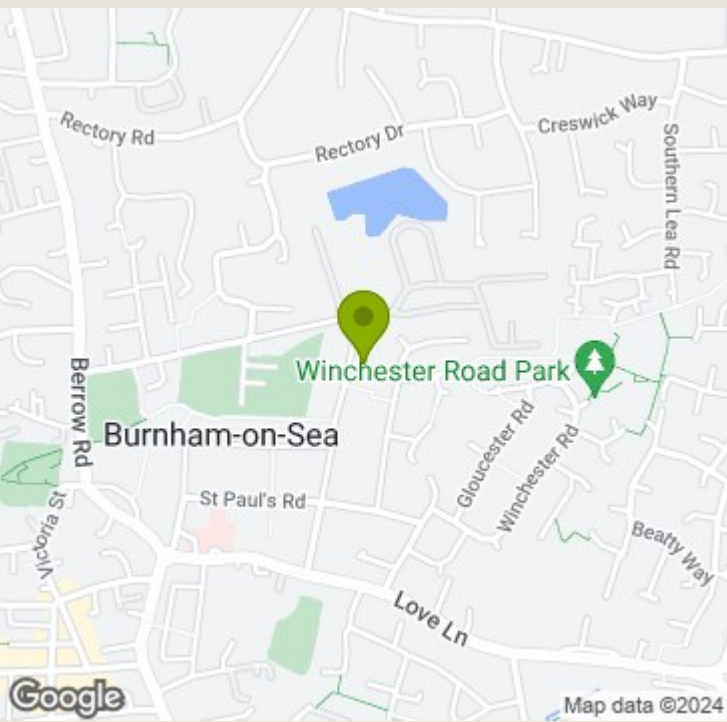
Flood Information:

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

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

