



166 Stoddens Road
Burnham-On-Sea, TA8 2EL
Price £359,950



PROPERTY DESCRIPTION

An updated and improved three bedroom house situated in a highly sought after location to the north of Burnham-on-Sea.

Entrance hall* cloakroom* lounge* dining room* good sized conservatory* well appointed kitchen with side porch and utility room off* three first floor bedrooms* upgraded shower room* garage* off street parking for two/three vehicles* attractive enclosed sunny aspect rear garden.

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			86
(81-91) B		73	
(69-80) C			
(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 and directions are app

Part glazed composit door gives access to the:

Entrance Hall

With stairs rising to the first floor. Understair storage cupboard.

Cloakroom

Comprising a modern suite of close coupled w.c., vanity wash hand basin with cupboards below, tiling to walls and floor and upvc double glazed obscured window to the side.

Lounge

14'1" x 12'4" (4.29 x 3.76)

Upvc double glazed box bay window to the front, feature fire surround with gas fire, wall light points and archway through to the:

Dining Room

12'7" x 9'6" (3.86 x 2.92)

Opening through to the kitchen and double glazed sliding doors to the:

Conservatory

9'10" x 9'6" (3.02 x 2.90)

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

Kitchen

12'7" x 8'9" (3.86 x 2.69)

Fitted with an attractive range of wall and floor units with Beech and black Quartz worktops, recessed one and a half bowl sink, integrated microwave, Rangemaster range cooker (Available by separate negotiation) with extractor hood over, plumbing for dishwasher, space for fridge/freezer, recessed spotlights and upvc double glazed window to the rear. Upvc double glazed door to the:

Side Porch

15'7" x 3'2" (4.75 x 0.99)

With double glazed door to the front, integral door to the garage and part glazed door to the utility room. Open fronted storage in roof space.

Utility Room

11'10" x 8'9" (3.61 x 2.67)

Upvc double glazed construction with worktops and space under for freezer, plumbing for automatic washing machine and space for tumble dryer. Upvc double glazed door to outside.

First Floor Landing

Cupboard housing the Worcester combination boiler supplying domestic hot water and radiators. Access to roof space and upvc double glazed window to the side.

Bedroom 1

14'4" x 10'4" (4.37 x 3.15)

Upvc double glazed window to the front with aspect over the BASC sports ground.

Bedroom 2

12'7" x 9'8" (3.86 x 2.95)

Upvc double glazed window to rear.

Bedroom 3

8'2" x 11'3" maximum (2.49 x 3.43 maximum)

Overstair storage cupboard, upvc double glazed window to the front with aspect over the BASC sports ground.

Shower Room

8'8" x 6'1" (2.64 x 1.85)

Large shower enclosure with rainhead shower, close coupled w.c., pedestal wash hand basin, tiled walls and floor, extractor fan and upvc double glazed obscured window to the rear.

PROPERTY DESCRIPTION

Outside

To the front of the property is an open plan garden laid to lawn with driveway offering off street parking for two/three vehicles in turn leading to the:

Garage

16'4" x 8'2" (4.98 x 2.49)

Remote control up and over door. Light and power. Eaves storage.

Rear Garden

Attractive enclosed sunny aspect garden with good sized decking area adjacent to the rear of the property with lawn area and shrubs and bushes. Patio area, power point.

The rear garden enjoys a sunny aspect and affords a good degree of privacy making it a particular feature of this superb home making a full inspection essential.

Description

This attractive property is located in a highly sought after residential area to the north of Burnham-on-Sea set in a prime plot enjoying an aspect over the BASC sports ground to the front and enjoying sunny aspect enclosed garden which enjoys a high degree of privacy to the rear.

The property has been upgraded and improved over the years to offer well planned, well appointed accommodation that briefly comprises entrance hall with upgraded cloakroom, good sized lounge/dining room with good sized conservatory off and upgraded kitchen with side porch and utility room off with three bedrooms and a shower room to the first floor.

The property further benefits from gas central heating, upvc double glazed windows, garage with remote control up and over door, off street parking for two/three vehicles and is offered in excellent order throughout.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed in a northerly direction along Berrow Road taking a right turn into Stoddens Road. Proceed down Stoddens Road and just after Southernlea Road is 166 Stoddens Road on the right hand side opposite the BASC sports ground.

Material Information

- Mains gas, electric and water at the property.
- 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:

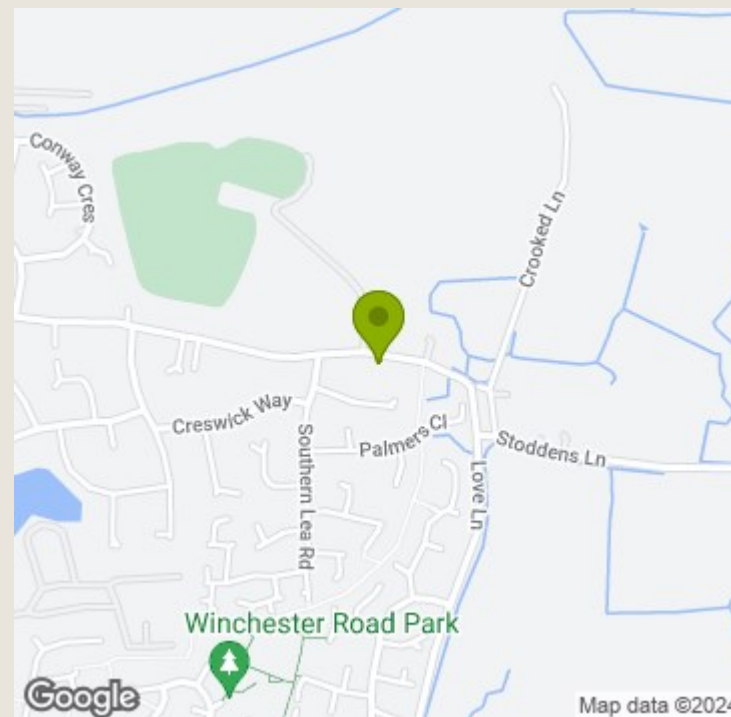
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









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

