



11 St. Johns Road

Burnham-On-Sea, TA8 2AX

Price £400,000



PROPERTY DESCRIPTION

An older style detached house offering versatile accommodation situated in the sought after "Saints" area of the town being within a short walk of the town centre and sea front.

Entrance porch* entrance hall* lounge* dining room* conservatory* sitting room* kitchen* shower room* first floor landing* four bedrooms (one currently a kitchen)* bathroom* upvc double glazed windows* gas central heating with modern boiler* off street parking and attractive enclosed garden to the rear enjoying a good degree of privacy.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(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 to the:

Entrance Porch

With upvc double glazed side panels. Curtesy light and part glazed door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and upvc double glazed obscured window to side.

Lounge

14'11" x 12'7" (4.57 x 3.86)

Upvc double glazed window to the front and upvc double glazed window to the side. Feature fire surround and television point.

Dining Room

10'9" x 10'7" (3.28 x 3.25)

Storage cupboard and upvc double glazed French doors opening to the:

Conservatory

9'2" x 9'1" (2.81 x 2.77)

Upvc double glazed construction with upvc double glazed door to outside.

Sitting Room/Ground Floor Bedroom

9'11" x 7'10" (3.03 x 2.41)

Upvc double glazed window to the rear.

Kitchen

12'6" x 6'2" (3.82 x 1.90)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for fridge/freezer, electric cooker point, upvc double glazed window to the side and upvc double glazed obscured door to outside.

Shower Room

6'2" x 5'6" (1.88 x 1.68)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side.

First Floor Landing

Good sized landing with upvc double glazed windows to the front and side. Cupboard housing the recently installed gas combination boiler supplying domestic hot water and radiators. Access to roof space.

Bedroom 1

14'11" x 12'11" (4.57 x 3.96)

Upvc double glazed window to the front and upvc double glazed windows to either side. Wall mounted electric fire. This room is currently being used as a living room.

Bedroom 2

11'1" x 10'9" (3.38 x 3.28)

Upvc double glazed windows to the side and rear. Built in storage cupboard.

Bedroom 3

9'11" x 7'10" (3.03 x 2.41)

Upvc double glazed window to the rear.

PROPERTY DESCRIPTION

Bedroom 4 / Kitchen

9'6" x 6'3" (2.92 x 1.93)

Fitted with a range of wall and floor units to incorporate integrated oven hob and extractor fan, space for fridge/freezer, single drainer sink unit, upvc double glazed window to the side. This room could be converted back to create a bedroom should it be required.

Bathroom

Panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window.

Outside

To the front of the property is a boundary wall with opening giving access to an area of off street parking for two/three vehicles.

Access gates either side of the property lead to the:

Rear Garden

Of a good size with patio area, decking area, lawn and garden shed.

The garden enjoys a good degree of privacy and is an attractive feature of this property making a full inspection essential.

Description

This attractive detached property was built as a four bedroom, three reception room house and offers versatile accommodation to allow two generations of the same family to live together but independently.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed down St Andrews Road to the end of the road bearing right into St Johns Road. Proceed along St Johns Road where the property will be found on the left hand side.

Material Information

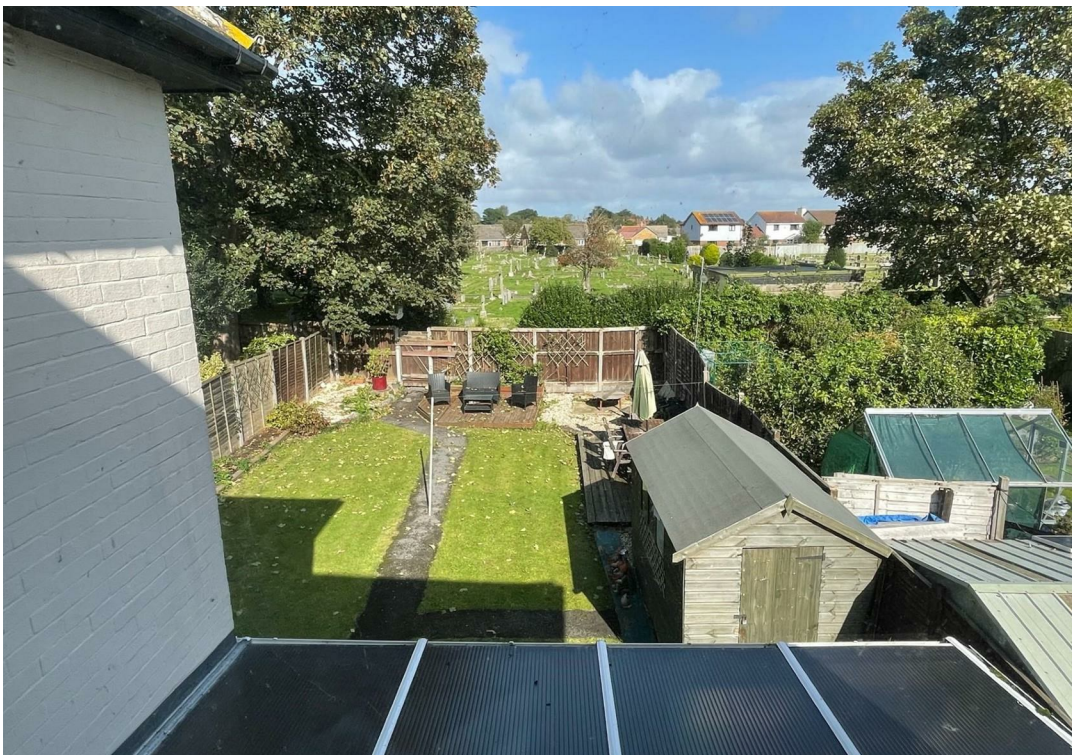
- Mains gas, electric and water at the property.
- Broadband and Mobile signal or coverage in the area.

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

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sales@berrymansproperties.net

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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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