



8 Madden Close

Burnham-On-Sea, TA8 2TD

Price £164,950



PROPERTY DESCRIPTION

Attractive end of terraced one bedroom house, that benefits from having gas central heating, upvc double glazed windows, recently upgraded kitchen, off street parking, situated in a highly sought after cul-de-sac location, close to local amenities.

Hall area*lounge with vaulted ceiling*upgraded kitchen*double bedroom*bathroom*gas central heating*upvc double glazed windows*enclosed garden to rear*sought after cul-de-sac location

Local Authority

Sedgemoor Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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)

Upvc double glazed door to the:

Hall area

Storage cupboard

Open plan Lounge/Diner

14'5" x 13'7" (4.40 x 4.16)

Vaulted ceiling with beam, stairs rising to first floor, upvc double glazed patio door to garden.

Kitchen

9'5" x 7'11" (2.89 x 2.43)

Fitted with an upgraded range of wall and floor units, to incorporate integrated electric oven, hob and extractor fan, drainer sink unit, wall mounted Worcester boiler supplying domestic hot water and radiators, space for fridge freezer, plumbing for automatic washing machine, upvc double glazed window to front.

First floor landing

Storage cupboard

Bedroom

13'1" x 8'7" (4.00 x 2.62)

Upvc double glazed window to front.

Bathroom

7'9" x 4'10" (2.37 x 1.48)

Comprising panel led bath with shower over, close coupled w.c, pedestal wash hand basin, upvc double glazed obscure window to front, Access to loft space.

Outside

To the front of the property is an open plan garden laid to lawn, to the rear of the property is an enclosed garden with patio area, lawn area, garden enjoys a good privacy.

Located a short distance away from the property is a designated off street parking space for one vehicle.

Description

The property is situated within a short walk of Tesco supermarket and within an easy access to the town centre and seafront. This attractive end of terraced house is of highly sought after design that briefly comprises of an open plan lounge/dining area with recently upgraded kitchen off. To the first floor there is a double bedroom and bathroom. The property benefits from having gas central heating, upvc double glazed windows, enclosed garden to rear and off street parking.

Directions

Proceed out of Burnham-On-Sea along Love Lane towards the M5 junction 22. At the roundabout by Tesco supermarket take a left turn into the continuation of Love Lane.

Take the next left into Hawley Way. Then take the next left into

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Cunningham Road, proceed down Cunningham Road, where Madden Close will be found a little further on the left hand side. Proceed into Madden Close, where the property will be found directly in front of you.

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

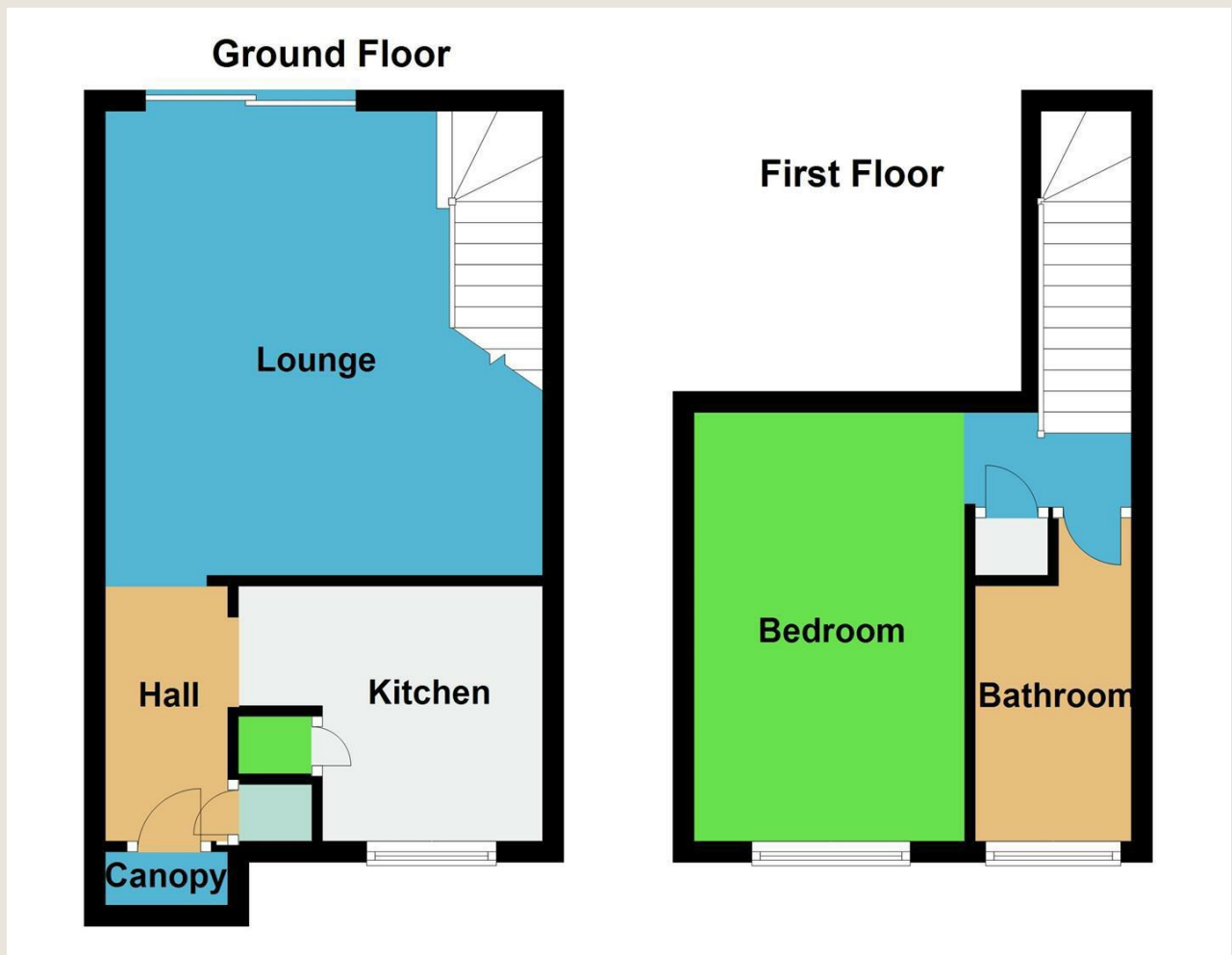
Flood Information:

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

