



10 Charlestone Road

Burnham-On-Sea, TA8 2AP

Price £325,000



PROPERTY DESCRIPTION

Attractive older style extended semi detached house with good sized mature garden to the rear located in a highly sought after cu-de-sac location within a short walk of Burnham-on-Sea town centre and sea front.



Entrance porch* entrance hall* lounge* dining room/family room* utility and cloakroom off* kitchen* three first floor bedrooms* good sized bathroom with both bath and separate shower* gas central heating* upvc double glazed windows* off street parking* good sized mature garden to the rear. Must be seen.



Local Authority

Sedgemoor Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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)

Two upvc double glazed doors open to the:

Entrance Porch

Tiled floor. Further part glazed obscured door with matching side panels opening to the:

Entrance Hall

Stairs rising to the first floor, understair storage cupboard.

Lounge

13'8" maximum x 13'5" (4.17 maximum x 4.10)

Upvc double glazed bay window to the front. Television point, recessed wood burner with feature mantel over.

Dining Room/Family Room

11'10" x 10'11" (3.63 x 3.35)

Attractive fire surround and archway and step down to the:

Family Room

Tiled floor, radiator, serving hatch to the kitchen and patio doors out to the rear garden.

From the dining room door gives access to the:

Utility Room

7'10" x 7'1" (2.40 x 2.18)

Upvc double glazed obscured doors to the front and rear. Plumbing for automatic washing machine, recessed spotlights. Bi-fold door to the:

Cloakroom

With wash hand basin and close coupled w.c. High level obscured upvc window to the rear.

Kitchen

19'3" x 8'2" (5.89 x 2.49)

Two tier level with an extensive range of wall and floor units to incorporate one and a quarter bowl drainer sink unit, plumbing for dishwasher and washing machine, space for fridge/freezer, space for tumble dryer, space for cooker and double glazed window. Double glazed door to the rear garden.

First Floor Landing

Cupboard housing the gas boiler with hot water tank and slatted shelving. Access to roof space with ladder and light.

Bedroom 1

14'7" maximum x 12'2" (4.45 maximum x 3.73)

Upvc double glazed bay window to the front.

Bedroom 2

10'11" x 10'11" (3.35 x 3.35)

Upvc double glazed window to the rear.

Bedroom 3

7'10" x 7'4" (2.41 x 2.26)

Upvc double glazed window to the front

PROPERTY DESCRIPTION

Bathroom

14'4" x 8'0" (4.39 x 2.46)

Two tier level with feature roll top bath with mixer tap and shower attachment. Large shower cubicle, close coupled w.c., bidet and pedestal wash hand basin. Spotlights, tiled walls and upvc double glazed obscured windows to the side and rear.

Outside

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

Driveway offers off street parking.

Rear Garden

Good sized enclosed rear walled garden with patio area, good sized lawn and borders containing numerous shrubs and bushes. Outside tap, outside light.

Description

The property is situated in a highly sought after cul-de-sac location within easy access of the town centre and sea front.

The property has been extended over the years and offers well planned, well proportioned living accommodation that briefly comprises entrance porch, entrance hall, lounge, dining/family room with utility and cloakroom off and a good sized kitchen to the ground floor. To the first floor there are three bedrooms and an extended good sized bathroom with separate shower cubicle.

The property benefits from having gas central heating, upvc double glazed

windows, off street parking and a mature garden to the rear.

Opportunities of this type rarely become available and an early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road turning first right into Westfield Road. Proceed down Westfield Road taking the first left into Charlestone Road. Proceed down Charlestone Road 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

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

