



46 Rosewood Avenue

Burnham-On-Sea, TA8 1HF

Price £350,000





# PROPERTY DESCRIPTION

An extended upgraded and improved detached bungalow situated in a highly sought after location close to Burnham-on-Sea town centre and sea front with the benefit of a double garage and the master bedroom having an en suite bathroom/shower room and attractive low maintenance gardens to the front and rear.

Entrance porch\* entrance hall\* lounge\* well appointed kitchen with dining room/sitting room and conservatory off\* two double bedrooms\* master en suite bathroom/shower room\* family shower room\* gas central heating\* upvc double glazed windows\* double garage\* off street parking\* low maintenance gardens to the front and rear.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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

Ramped access to the:

### Entrance Porch

5'8" x 4'4" (1.74 x 1.34)

With upvc double glazed door. Upvc double glazed window and multi pane door to the:

### Entrance Hall

16'6" x 4'0" (5.05 x 1.22)

Access to roof space.

### Lounge

15'10" minimum x 11'1" (4.84 minimum x 3.38)

Upvc double glazed bay window to the front. Feature fire surround.

### Kitchen

11'0" x 11'7" maximum (3.36 x 3.54 maximum)

L shaped with attractive range of wall and floor units to incorporate integrated eye level double oven, gas hob with extractor hood over, one and a half bowl drainer sink unit, cupboard housing gas boiler supplying domestic hot water and radiators, upvc double glazed window to the side.

Door to the:

### Dining Room/Sitting Room

13'2" x 11'6" (4.03 x 3.51)

Upvc double glazed window to the side. Access to roof space. Upvc double glazed French doors and side panel opening to the:

### Conservatory

11'5" x 8'2" (3.50 x 2.50)

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

### Master Bedroom

14'6" x 10'4" (4.42m x 3.15m)

Upvc double glazed window to the side and opening to the recess with walk-in wardrobe. Door to the:

### En Suite Bathroom/Shower Room

7'9" x 7'8" (2.38 x 2.36)

Comprising corner shower cubicle, feature roll top claw foot bath with side taps and shower attachment. Pedestal wash hand basin and close coupled w.c. Extractor fan, heated towel rail underfloor heating and upvc double glazed obscured window to the side.

### Bedroom 2

12'4" x 10'8" (3.76m x 3.25m)

Upvc double glazed window to the front.

### Shower Room

6'7" x 5'2" (2.01 x 1.60)

Fitted with an attractive suite comprising shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to side. Extractor fan.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is a low boundary wall with an area of garden laid for ease of maintenance with borders containing shrubs and bushes.

To the right hand side of the property is off street parking for two vehicles and leads to the:

## Two Adjoining Garages

### Garage 1

17'3" x 7'4" (5.26 x 2.25)

Two wooden doors to the front. Light and power. Sink and upvc double glazed obscured window to the rear.

### Garage 2

17'0" x 7'7" (5.20 x 2.33)

Two wooden doors to the front that are currently blocked. Light and power and multi pane door to the rear.

## Attractive gardens

To the side and rear of the property are attractive gardens laid for ease of maintenance with raised borders containing shrubs and bushes. Outside tap and outside light.

## Summerhouse

7'4" x 5'4" (2.24 x 1.63)

## Workshop

11'11" x 6'5" (3.64 x 1.96)

## Garden Shed

4'3" x 4'3" (1.30 x 1.30)

## Description

This attractive detached bungalow has been extended, upgraded and improved to offer well planned, well appointed living accommodation.

The property is located in a convenient position within close proximity of Burnham-on-Sea town centre and sea front as well as Tesco supermarket.

The property briefly comprises entrance porch with ramped access to the entrance hall, lounge, upgraded kitchen with dining room and conservatory off, two good sized bedrooms with the master having an en suite bathroom/shower and a family shower room. The property benefits from having a double garage, off street parking, low maintenance gardens to the front, side and rear.

The property is offered in excellent order throughout making a full inspection essential.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking a right turn into Rosewood Avenue. Proceed down Rosewood Avenue bearing to the right and the property will be found a little further along on the right hand side.





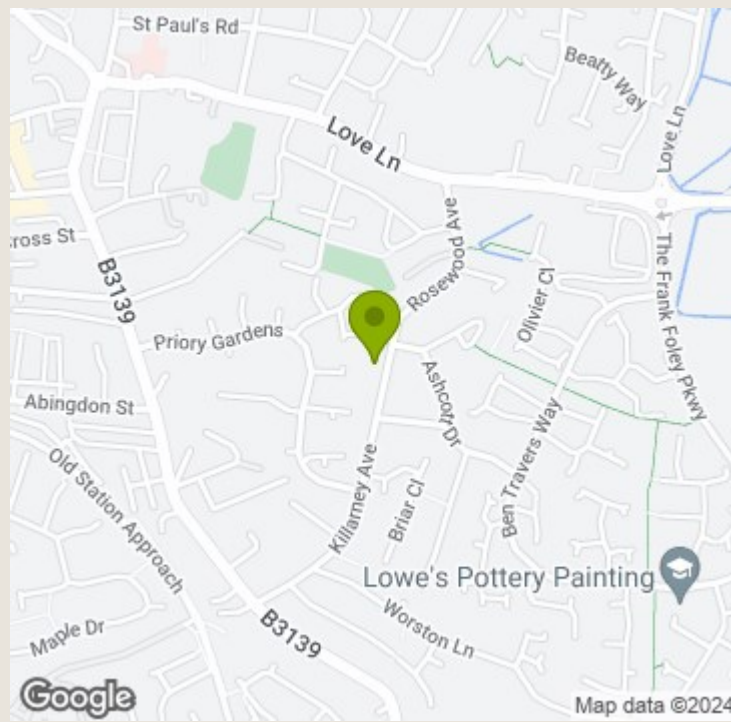
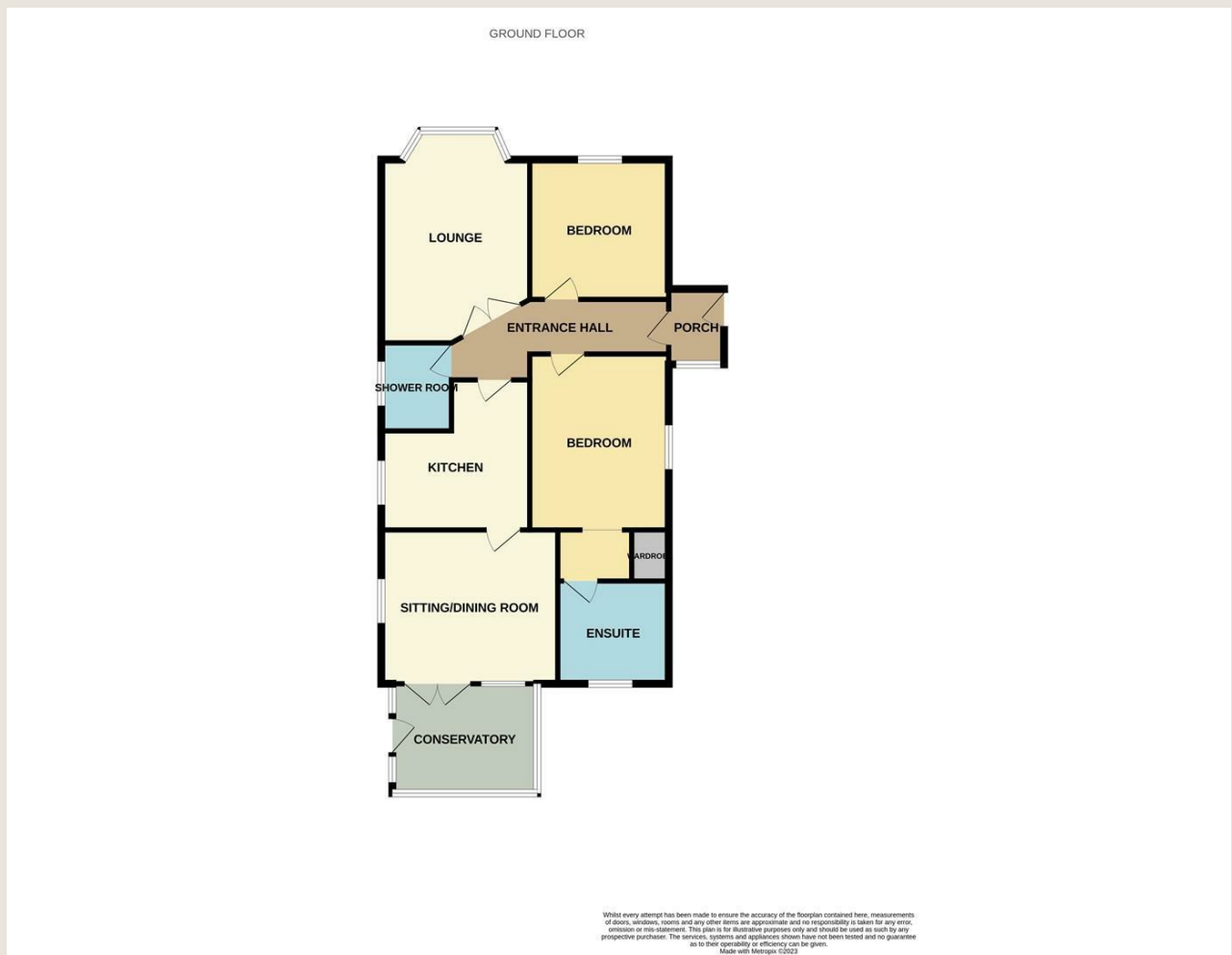












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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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