



9 Dunstan Road

Burnham-On-Sea, TA8 1ER

Price £289,950



# PROPERTY DESCRIPTION

An established 5 bedroom terraced house situated close to the high street in Burnham-on-Sea and benefits from being in good condition throughout, having gas central heating and double glazing.

The present owners have operated a highly successful Bed & Breakfast business for a number of years however the property is being offered as a family home.

Entrance porch\* entrance hall\* lounge\* ground floor bedroom\* dining room\* kitchen\* cloakroom and shower room\* Four first floor bedrooms\* master en suite\* bathroom\* attractive courtyard style rear garden\* gas central heating and double glazing.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

### Entrance Porch

Approached via panelled entrance door, tiled floor, dado rail and moulded cornice

### Entrance Hall

Glazed door with glazed side panels and stained glass features. Dado rail, wood parquet style flooring and radiator.

### Lounge

12'3" m plus bay window x 12'2" (3.75 m plus bay window x 3.71m )

Double glazed bay windows, radiator, moulded cornice, ceiling rose and display shelving with cupboards beneath.

### Ground Floor Bedroom 5

12'5" x 11'0" (3.81m x 3.37m )

Two fitted double wardrobes, hand wash basin with a tiled splashback and mirror over, double glazed window, radiator and moulded cornice.

### Dining Room

11'10" x 10'1" (3.62m x 3.09m)

Fitted dresser, airing cupboard with insulated copper hot water tank fitted with an electric immersion heater. Tiled fireplace with 'Baxi' gas fired boiler providing central heating and domestic hot water.

### Kitchen

12'1" x 6'1" (3.70m x 1.87m )

Fitted range of modern base, wall and drawer units having roll top working surfaces and one and a half bowl single drainer vitreous-finished sink unit with

a mixer tap. Electric four ring ceramic hob with overhead cooker hood, fitted electric oven and fitted microwave oven. Plumbing for automatic washing machine, double glazed window, radiator and coved ceiling.

### Rear Porch

3'5" x 4'5" (1.05m x 1.35m)

Double glazed window and double glazed door to the Rear Garden

### Shower

'Triton' shower unit, panelled walls and double glazed window

### Cloakroom

2'11" x 3'0" (0.90m x 0.93m)

Low level W.C, hand wash basin and double glazed window

### First Floor Landing

#### Bedroom 1

14'10" maximum x 11'5" maximum (4.54m maximum x 3.48m maximum)

Double glazed bay window, feature cast iron and tile fireplace. Pedestal hand wash basin and tiled splashback, radiator and moulded cornice.

#### Bedroom 2

12'4" x 12'3" maximum (3.78m x 3.75m maximum)

Double glazed window, radiator. Pedestal hand wash basin with a tiled splashback, ceiling rose and coved ceiling. Cast iron fireplace.

#### En Suite Shower Room

5'5" x 4'3" (1.67m x 1.31m )

Corner shower cubicle with wall mounted shower.

# PROPERTY DESCRIPTION

## Bedroom 3

11'10" x 6'6" (3.63m x 1.99m )

Double glazed window, cast iron fireplace, hand wash basin with cupboard under and tiled splashback. Radiator, fitted wardrobe with cupboard over. Coved ceiling.

## Bedroom 4

8'9" x 6'9" (2.67m x 2.06m )

Double glazed window, radiator and coved ceiling

## Bathroom

With a white tiled suite comprising panelled bath with 'Triton' shower unit, shower rail and curtain over. Pedestal hand wash basin, low level W.C, part tiled walls, double glazed window, extractor fan and radiator.

## Outside

Brick front boundary wall which borders the Front Garden laid to paving slabs.

## Rear Garden

The enclosed rear garden is laid to attractive patio with two pergola seating areas and timber garden shed.

Rear pedestrian access.

## Agents Note

A parking permit system is in operation in Dunstan Road and there is a public car park within a two minute walk of the property on Oxford Street.

## Description

Standing in a very central location in this Somerset sea side town of

Burnham-on-Sea and located approximately 250 yards from the High Street and 350 yards from the sea front. The Town centre provides various shopping and banking facilities together with other amenities including churches, schools, library, cinema, restaurants and public houses. There is a host of sporting and recreational facilities in the surrounding area. The sea front and beach are closeby providing a most pleasant facility. Access to the M5, Junction 22 at Edithmead. Mainline railway Station at Highbridge.

## 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

