



11 Wilde Close

Burnham-On-Sea, TA8 1RL

Price £389,995



PROPERTY DESCRIPTION

A beautifully maintained four bedroom detached house situated in a prime plot in a highly sought after cul-de-sac location. Must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* dining room* conservatory* kitchen/breakfast room with utility off* four first floor bedrooms* master en suite* family bathroom* gas central heating* upvc double glazing* garage* gardens and parking.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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)

Double glazed obscured door with two matching side panels opening to the:

Entrance Hall

13'1" x 6'3" (4.01 x 1.91)

Understair storage cupboard and stairs rising to the first floor.

Cloakroom

Close coupled w.c., vanity wash hand basin with cupboards below.

Lounge

18'5" maximum x 10'9" (5.63 maximum x 3.30)

Upvc double glazed bay window to the front, feature fire surround with electric fire, television point and two doors opening to the:

Dining Room

10'3" x 9'6" (3.13 x 2.91)

Two upvc double glazed French doors opening to the:

Conservatory

9'1" x 8'10" (2.78 x 2.71)

Part brick and part upvc double glazed construction with tiled floor. Two upvc double glazed French doors opening to the garden.

Kitchen/Breakfast Room

12'10" x 11'1" (3.93 x 3.40)

Fitted with an attractive range of white fronted wall and floor units, unit underlighters and over lighters, one and a half bowl drainer sink unit with water softener and waste disposal unit, integrated eye level double oven with electric hob and extractor fan, space for fridge/freezer, recessed spotlights, tiled floor and upvc double glazed window to the rear. Opening to the:

Utility Area 1

6'3" x 4'6" (1.93 x 1.39)

Separated into two areas.

Wall and floor units and door to the garage. Tiled floor.

Area 2

6'10" x 6'3" (2.10 x 1.91)

Upvc double glazed stable style door to the rear garden, Belfast sink with wood block worktop, space for fridge/freezer, wall unit, wash hand basin with electric shower hose tap and wall mounted boiler supplying domestic hot water and radiators.

First Floor Landing

Access to roof space. Double glazed window to the side. Airing cupboard.

Master Bedroom

14'0" maximum x 11'3" (4.27 maximum x 3.44)

Upvc double glazed bay window to the front. One triple and one single wardrobe.

En Suite Shower Room

Low level access shower with rainhead and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. heated towel rail, upvc double glazed obscured window to the side.

Bedroom 2

12'0" maximum x 10'2" maximum (3.67 maximum x 3.12 maximum)

Upvc double glazed window.

Bedroom 3

9'1" x 6'2" (2.78 x 1.88)

Upvc double glazed window.

PROPERTY DESCRIPTION

Bedroom 4

9'2" x 6'3" (2.80 x 1.92)

Upvc double glazed window.

Family Bathroom

6'0" x 5'2" (1.83 x 1.59)

Fitted with an attractive suite comprising panelled bath with mixer tap, hand held and rainhead shower over, vanity wash hand basin with cupboards below, close coupled w.c. Part tiled walls, heated towel rail and extractor fan.

Outside

To the front of the property is an area of off street parking for two vehicles leading to the:

Garage

16'1" x 8'2" maximum (4.91 x 2.50 maximum)

Part of the garage has been used to create a utility area off the kitchen.

The main garage area measures approximately 4.91m deep by 2.50m wide. Light and power and two independent roller doors.

Rear Garden

Attractive enclosed rear garden measuring approximately 40ft in length by 40ft in width with good size patio areas with one immediately to the rear of the property and one to the rear of the garden. Borders containing numerous shrubs and bushes etc. Lawn area. Outside tap, outside power.

Garden Shed

9'4" x 7'7" (2.86 x 2.33)

with an adjoining store.

The gardens are a particular feature of the property making a full inspection essential.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane and at the roundabout beside Tesco supermarket take a right into Frank Foley Parkway. Proceed for approximately one quarter of a mile taking the second turning right into Ben Travers Way. Proceed down Ben Travers Way and Wilde Close will be the second turning on the right hand side. Proceed down Wilde Close bearing left into an extension of the cul-de-sac and the property will be found at the end of the cul-de-sac directly in front of you.

Description

This attractive detached house is offered in excellent order throughout and briefly comprises entrance hall, cloakroom, lounge, dining room with conservatory off, beautifully appointed kitchen/breakfast room. To the first floor there is a good sized landing, four bedrooms with the master having an en suite shower room and a family bathroom. The property benefits from having gas central heating, upvc double glazed windows, block pavier driveway which leads to which was initially a double garage which has been partly converted to create a good sized utility room accessed from the kitchen leaving a good sized garage/workshop.

To the rear of the property is an attractive enclosed beautifully maintained garden.

The property is offered in excellent order throughout making an early application to view essential.

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:

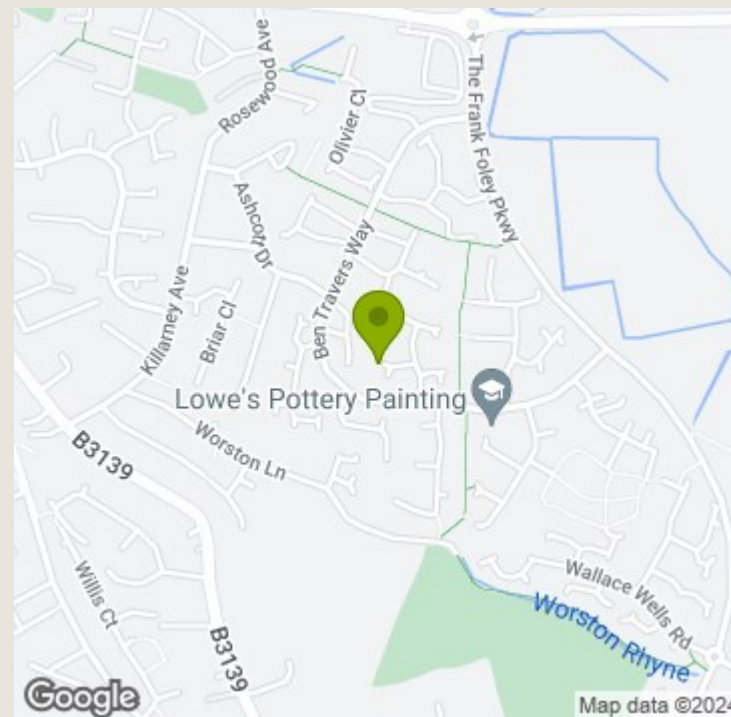
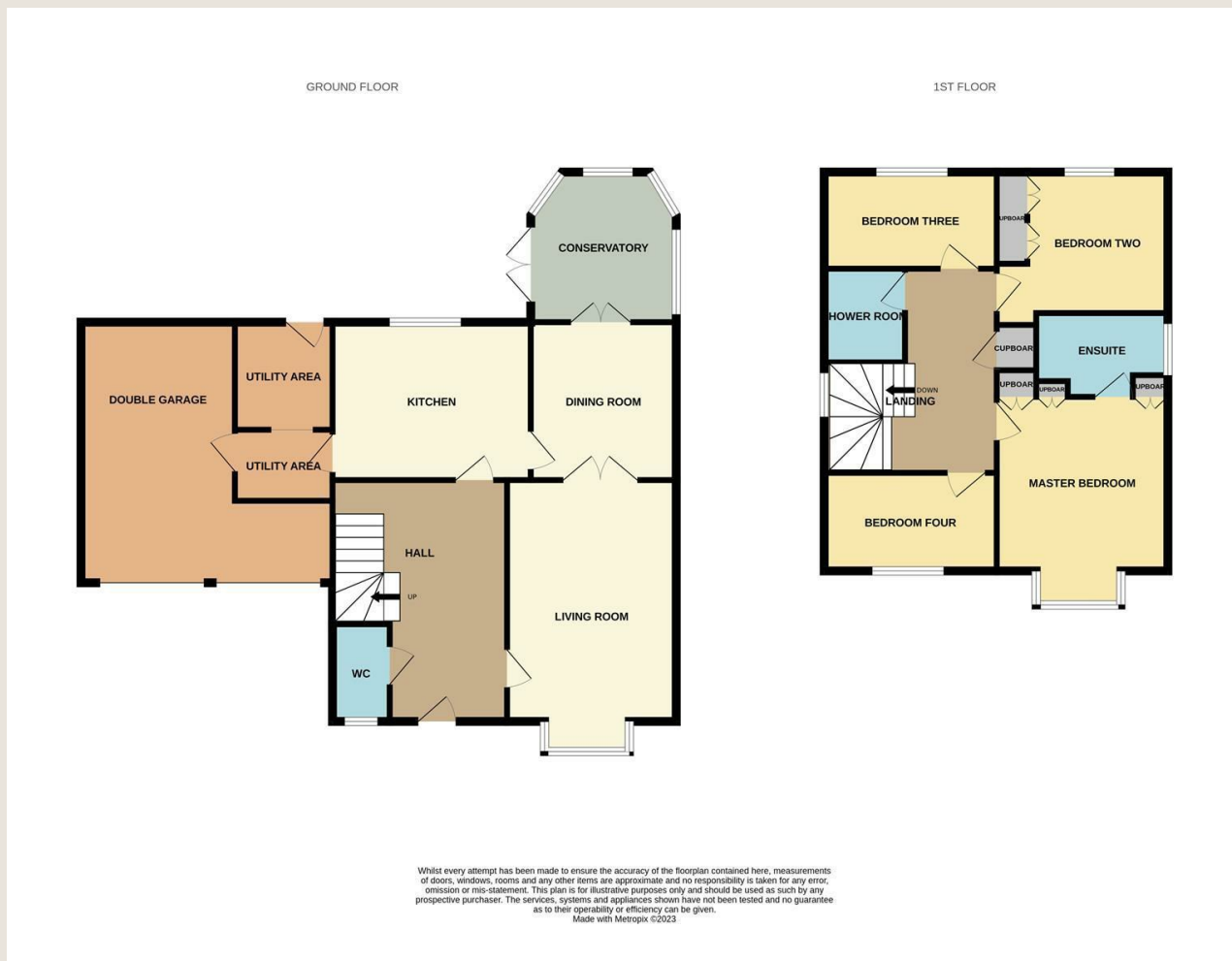
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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.
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