



29 Caernarvon Way
Burnham-On-Sea, TA8 2DQ
Price £284,950



PROPERTY DESCRIPTION

A very well maintained, detached, two bedroom bungalow, situated in a highly sought after residential area approximately a mile and a half from Burnham on Sea town centre and sea front.

Entrance porch* Entrance hall* Kitchen with built in oven and hob* Lounge with conservatory off* Two double bedrooms* Refitted shower room* Gas central heating* Double glazing* Garage and ample parking* Enclosed, private rear garden.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 entrance door with obscure glazed panel to the:

Entrance Porch

Entrance Hall

Radiator, access to roof space, cupboard housing the gas fired boiler.

Kitchen

9'7" maximum x 8'8" (2.93 maximum x 2.66)

Fitted with a range of white fronted units including base cupboards and drawers with contrasting worktops over, range of matching wall mounted cupboards, built in five ring gas hob with extractor fan over and eye level electric oven, radiator, one and a quarter bowl sink unit with mixer tap, double glazed window overlooking the front garden, space for fridge, space for washing machine, tiled splashbacks.

Lounge

14'1" x 10'10" (4.30 x 3.31)

Wall mounted electric fire, radiator, wall light points. Multi pane glazed door and window overlooking the:

Conservatory

12'10" x 7'6" (3.93 x 2.29)

With sliding patio doors to the rear garden. Double radiator.

Bedroom 1

13'2" x 10'10" (4.03 x 3.32)

Double glazed oriel bow window overlooking the front garden, double radiator, fitted double wardrobe with mirror fronted sliding doors.

Bedroom 2

8'10" x 8'0" (2.71 x 2.46)

With double glazed window overlooking the rear garden. Radiator.

Shower Room

Re-fitted with a white suite comprising corner shower cubicle with wall mounted shower and sliding glazed shower screen, vanity wash hand basin set into worktop with cupboards and drawers under, low level w.c. with concealed cistern. Tiled walls, radiator, obscured double glazed window.

Outside

To the front of the property is an area of open plan lawn with mature tree.

Driveway to the side provides ample parking and access to the:

Garage

16'9" x 8'7" (5.12 x 2.62)

With metal up and over door. Personal door to the rear garden. Light and power. Fitted work bench and window overlooking the rear garden.

Rear Garden

Wrought iron gate gives access to the rear garden where there is an area of patio, lawn, pond covered by raised raised decking area, shingle.

PROPERTY DESCRIPTION

Greenhouse and garden shed.

Wall and fenced boundaries.

Description

This attractive, detached, two bedroom bungalow is situated in the locally known 'Castles' area which lies to the north of Burnham on Sea town centre.

The bungalow offers very well maintained accommodation which is enhanced by gas central heating and double glazing. There is an entrance porch area leading to an 'L' shaped hallway with cupboard containing the boiler. The kitchen is to the front of the property giving views across the open plan garden. The lounge is to the rear and has a conservatory off with doors leading to the enclosed rear garden. There are two bedrooms, the master of which is of a particularly generous size and has a fitted double wardrobe, the shower room has been refitted with a white suite with corner shower cubicle.

Externally, the property offers a driveway providing ample parking and leading to a single garage with up and over door. Gardens to the rear are private and enclosed.

An early inspection to view is thoroughly recommended.

Directions

From the Esso garage at the top of Love Lane, proceed in a northerly direction along Berrow Road turning right just after the inland lighthouse into Stoddens Road. Take the second turning into Balmoral Drive and first right into Caernarvon Way where the bungalow can be found on the left 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

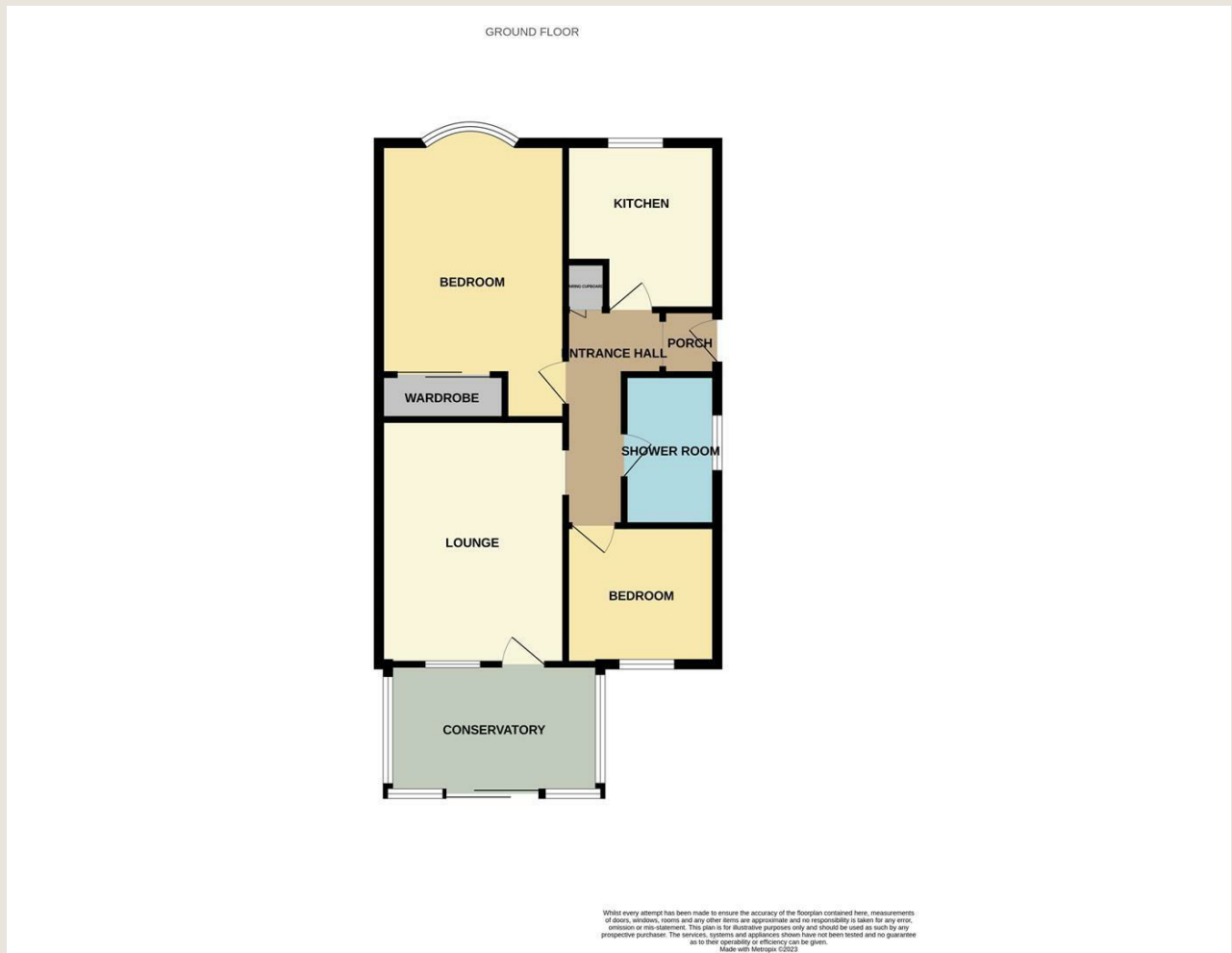
Flood Information:

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

