



12 Cookson Close

Burnham-On-Sea, TA8 1QU

Price £369,950



PROPERTY DESCRIPTION

Attractive four bedroom former show home situated on a prime corner plot with large home office with the potential to be converted into a garage.

Entrance hall* cloakroom* lounge* dining room* kitchen/breakfast room* utility room* master bedroom with en suite shower room* three further bedrooms* family bathroom* large home office (possible double garage)* gardens* gas central heating* wooden double glazing* prime corner plot.

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			87
(81-91) B		76	
(69-80) C			
(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 to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Close coupled w.c. and wash hand basin. Obscured double glazed window.

Lounge

20'0" x 11'0" maximum (6.12 x 3.37 maximum)

Feature fire surround, gas fire and double glazed window to the front. Double glazed French doors to the rear garden.

Dining Room

12'4" x 8'5" (3.78 x 2.59)

Double glazed window to the front, laminate flooring.

Kitchen/Breakfast Room

11'0" x 9'4" (3.37 x 2.86)

Fitted with a range of wall and floor units to incorporate integrated five burner hob with extractor hood over, eye level double oven, one and a half bowl drainer sink unit, double glazed window to the rear and archway through to the:

Utility Room

7'10" x 4'7" (2.40 x 1.42)

Single sink drainer unit, plumbing for automatic washing machine, space for fridge/freezer, understair storage cupboard, gas boiler supplying domestic hot water and radiators, double glazed door to outside.

First Floor Landing

Loft access. Airing cupboard and double glazed window to the rear.

Master Bedroom

11'2" maximum x 10'4" (3.41 maximum x 3.17)

Built in double and single wardrobe and double glazed window to the front.

Door to the:

En Suite Shower Room

5'5" x 5'4" (1.66 x 1.64)

Fitted with a tiled shower cubicle, close coupled w.c., shaver point and extractor fan. Double glazed obscured window to the front.

Bedroom 2

11'5" x 10'8" (3.48 x 3.26)

Wooden double glazed window to the rear.

Bedroom 3

11'2" x 7'7" (3.41 x 2.32)

Double mirror fronted wardrobes. Double glazed window to the rear.

Bedroom 4

9'3" x 7'6" (2.83 x 2.29)

Double glazed window to the front.

Bathroom

6'4" x 6'4" (1.94 x 1.94)

Comprising panelled bath with shower over and screen, close coupled w.c., pedestal wash hand basin and double glazed obscured window to the front.

PROPERTY DESCRIPTION

Outside

The property is set in a prime corner plot with the front garden being enclosed by wrought iron railings with pedestrian gate giving access to a pathway leading to the front door.

The front garden is laid for ease of maintenance with bushes, shrubs and trees.

To the rear of the property is a driveway offering off street parking for two vehicles leading to the:

Home Office

15'7" x 15'6" (4.77 x 4.73)

Two double glazed doors to the front and upvc double glazed window to the rear. Rear pedestrian access.

Door to the rear garden, light and power.

This space is the former sales office for the development and was built to make a superb home office but equally could be used as a double garage subject to any necessary consents.

To the left hand side of the property is a gate giving access to the:

Rear Garden

Side part walled garden laid for ease of maintenance.

The main rear garden has a good sized patio area and is laid for ease of

maintenance with pergola.

Outside tap, outside power.

Description

This attractive detached property is the former show home for the development and is therefore set in a prime plot with the former sales office providing a large home office/potential workshop which could equally be used as a double garage should it be required and subject to any necessary consents.

The property is of an extremely popular house type making an early application to view strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service proceed along Love Lane to the roundabout beside Tesco taking the third exit into Frank Foley Parkway. Take the second right into Ben Travers Way and second left into Cookson Close. The property will be found immediately on the right hand side fronting onto Ben Travers Way.

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:

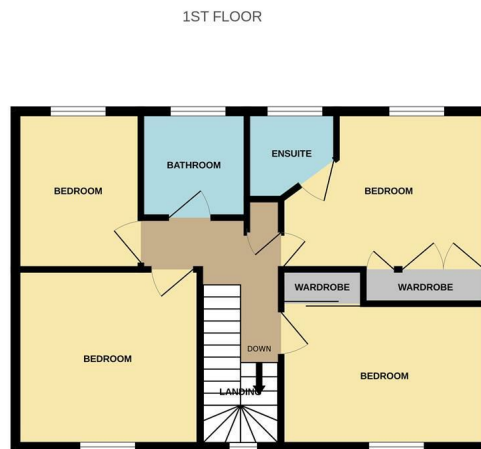
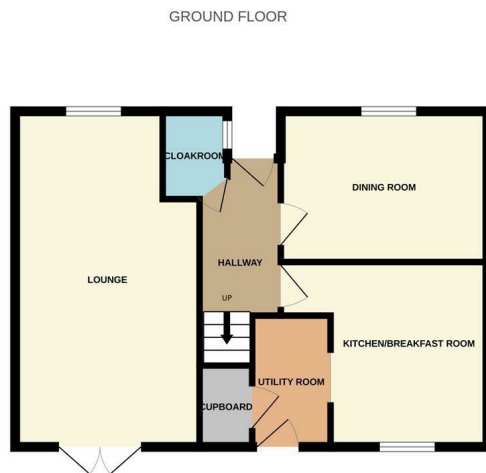
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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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