



9 Margaret Crescent

Burnham-On-Sea, TA8 1BY

Price £295,000



PROPERTY DESCRIPTION

A well maintained, spacious semi detached chalet style bungalow, situated in a highly sought-after residential location within walking distance of the sea front and High Street.

Entrance hall * lounge with bay window * dining room/bedroom 3* kitchen/diner with an extensive range of units* ground floor bedroom with fitted bedroom furniture* conservatory* refitted shower room* first floor double bedroom* gas central heating* double glazing* ample parking and single garage* enclosed rear garden with outhouse and shed storage.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		39	
(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)

Recessed entrance porch with obscure multi pane entrance door to the:

Entrance Hall

With stairs to the first floor and radiator.

Lounge

13'11" maximum x 10'7" plus bay (4.26 maximum x 3.25 plus bay)

Recesses either side of the fireplace and double glazed bay window overlooking the front garden. Feature wooden fireplace surround with tiled hearth. Radiator, television point.

Dining Room/Bedroom 3

11'10" x 7'11" (3.63 x 2.42)

With double glazed window overlooking the front garden. Triple fitted wardrobe with sliding doors and fitted dressing table with drawers. Radiator.

Kitchen/Diner

11'11" x 11'9" (3.64 x 3.60)

Fitted with an extensive range of cream fronted units including base cupboards and drawers, tall larder cupboard, fitted wall cupboards one with glazed doors, contrasting worktops with space under for washing machine and space for electric cooker. Further worktop with space under for fridge, radiator, space for dining table. Cupboard housing the gas fired boiler. Shelved pantry with obscure double glazed window. Tiled splashbacks and inset single drainer sink unit. Double glazed window overlooking the side and double glazed door with ornate glazed panel to the side. Further double glazed window overlooking the conservatory. Part glazed door to the:

Conservatory

12'4" x 9'10" (3.77 x 3.02)

Of double glazed construction with double glazed door to the rear garden and sliding patio doors to the rear garden. Vent for tumble dryer.

Bedroom 2

10'11" x 10'5" (3.34 x 3.18)

Double glazed window overlooking the rear garden. Range of fitted bedroom furniture including wardrobes and drawers, fitted worktop with cupboards and drawer under, radiator.

Shower Room

7'6" x 5'5" (2.29 x 1.66)

Refitted with a wide shower unit with shower tray and curved glazed sliding shower doors. Vanity wash hand basin set into worktop with cupboards below and low level w.c. with concealed cistern. Tiled walls, double glazed obscured window, radiator.

First Floor Landing

With door to the eaves storage and built in airing cupboard with slatted shelving.

Bedroom 1

14'2" x 11'0" (4.34 x 3.37)

With partially sloping roof. Radiator, double glazed window overlooking the rear garden.

PROPERTY DESCRIPTION

Outside

To the front of the property the garden is laid to lawn with surrounding flower and shrub borders.

Long driveway provides ample parking for several vehicles with carport.

Side door into the rear garden.

Garage

14'11" x 8'0" (4.57 x 2.44)

With metal up and over door. Light and power. Rear door to the rear garden.

Rear Garden

The rear garden is laid to lawn with patio and shingle. Two timber garden sheds. Two outhouses used for storage.

The garden is surrounded by walling and fencing.

Description

This well presented, two/three bedroom chalet style property is situated in a very popular, residential location being within walking distance of the sea front and High Street shopping facilities.

The property has been well cared for over the years and is enhanced by gas central heating and double glazing. The accommodation is well planned and offers the flexibility of using one of the two ground floor bedrooms

(both of which have fitted furniture) as a dining room. The kitchen/diner is of a generous size and has an extensive range of units as well as space for appliances. The refitted shower room has a large shower cubicle and vanity unit. There is a conservatory to the rear which overlooks the enclosed garden. To the first floor there is a double bedroom and eave storage space.

Outside, the garden to the front is laid to lawn with borders, the driveway to the side provides parking for numerous vehicles and leads to a single garage with power and light.

The rear garden has areas of lawn, patio and gravel, two timber garden sheds and two storage outhouses.

An early inspection to view is thoroughly recommended.

Directions

From the Esplanade, continue in a southerly direction and take the 2nd left turning past B &M into Margaret Crescent. Turn left at the T Junction into the continuation of Margaret Crescent where the property can be found on the left hand side.







