



16 Corsham Drive

Burnham-On-Sea, TA8 2TY

Price £315,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An immaculately presented three/four bedroom detached house situated in a sought after cul-de-sac location offering flexible living accommodation that must be seen to be fully appreciated.

Entrance hall* cloakroom* lounge* well appointed kitchen/dining room* ground floor bedroom 4* first floor landing* three first floor bedrooms* master en suite shower room* family shower room* gas central heating* upvc double glazed windows* off street parking* good sized storage shed* attractive mature enclosed garden to the rear. Must be seen.

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) A			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(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)

Composite door and side panel to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., vanity wash hand basin with cupboards below and upvc double glazed obscured window to the side.

Lounge

15'5" x 10'1" (4.71 x 3.08)

Feature fire surround with electric fire, television point and upvc double glazed window to the front.

Ground Floor Bedroom 4

11'10" x 8'6" (3.62 x 2.61)

Built in wall length wardrobes, upvc double glazed window to the front.

Kitchen/Dining Room

Kitchen Area

9'4" x 8'2" (2.87 x 2.50)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, built in range style cooker with extractor hood over, plumbing for automatic washing machine and dishwasher. Integrated fridge/freezer, wall cupboard housing the Worcester gas boiler supplying domestic hot water and radiators and upvc double glazed window to the rear. Wide opening to the:

Dining Area

9'8" x 8'2" (2.96 x 2.49)

Double glazed patio doors opening to the rear garden.

First Floor Landing

Access to roof space. Upvc double glazed window to the side.

Bedroom 1

11'6" x 8'7" (3.51 x 2.62)

Upvc double glazed window to the rear and door to the:

En Suite Shower Room

7'9" x 7'4" (2.38 x 2.25)

Fitted with an attractive suite comprising low level access corner shower, close coupled w.c., vanity wash hand basin with cupboards below and upvc double glazed window to the rear.

Bedroom 2

9'6" x 10'4" (2.92 x 3.17)

Built in wardrobes and upvc double glazed window to the front.

Bedroom 3

9'6" x 6'11" (2.92 x 2.12)

Upvc double glazed window to the front.

Shower Room

7'10" x 6'8" (2.39 x 2.04)

Fitted with an attractive suite comprising large low level access shower, close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to the side. Heated towel rail and airing cupboard.

Outside

To the front of the property is an open plan front garden laid to lawn with shrubs.

To the right hand side of the property is a driveway offering off street parking for up to three vehicles.

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To the side of the driveway is a good sized storage shed which is accessed from the front and rear.

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

Rear Garden

Enclosed and enjoying a good degree of privacy with lawn, patio area and borders containing numerous shrubs and bushes.

Description

The property is situated in a sought after cul-de-sac location within close proximity of local amenities.

The property has been upgraded and improved over the years to offer well planned flexible living accommodation that must be seen to be fully appreciated.

The accommodation briefly comprises entrance hall with cloakroom, lounge, upgraded kitchen with dining room off, ground floor bedroom 4 and to the first floor there are three bedrooms with the master having a good sized en suite shower room and there is also a family shower room.

The property benefits from having upvc double glazed windows, gas central heating with modern boiler, there is off street parking with good sized storage shed and to the rear of the property is an attractive mature garden.

The property is offered in excellent order throughout making a full inspection essential.

Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed out along Love Lane to the roundabout beside Tesco supermarket. Take the

first exit onto a continuation of Love Lane and next left into Hawley Way. Take the first right into Ramsay Way and proceed down Ramsay Way turning left into Corsham Drive. Proceed down the cul-de-sac bearing to the right and the property will be found situated in a prime plot on the right 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

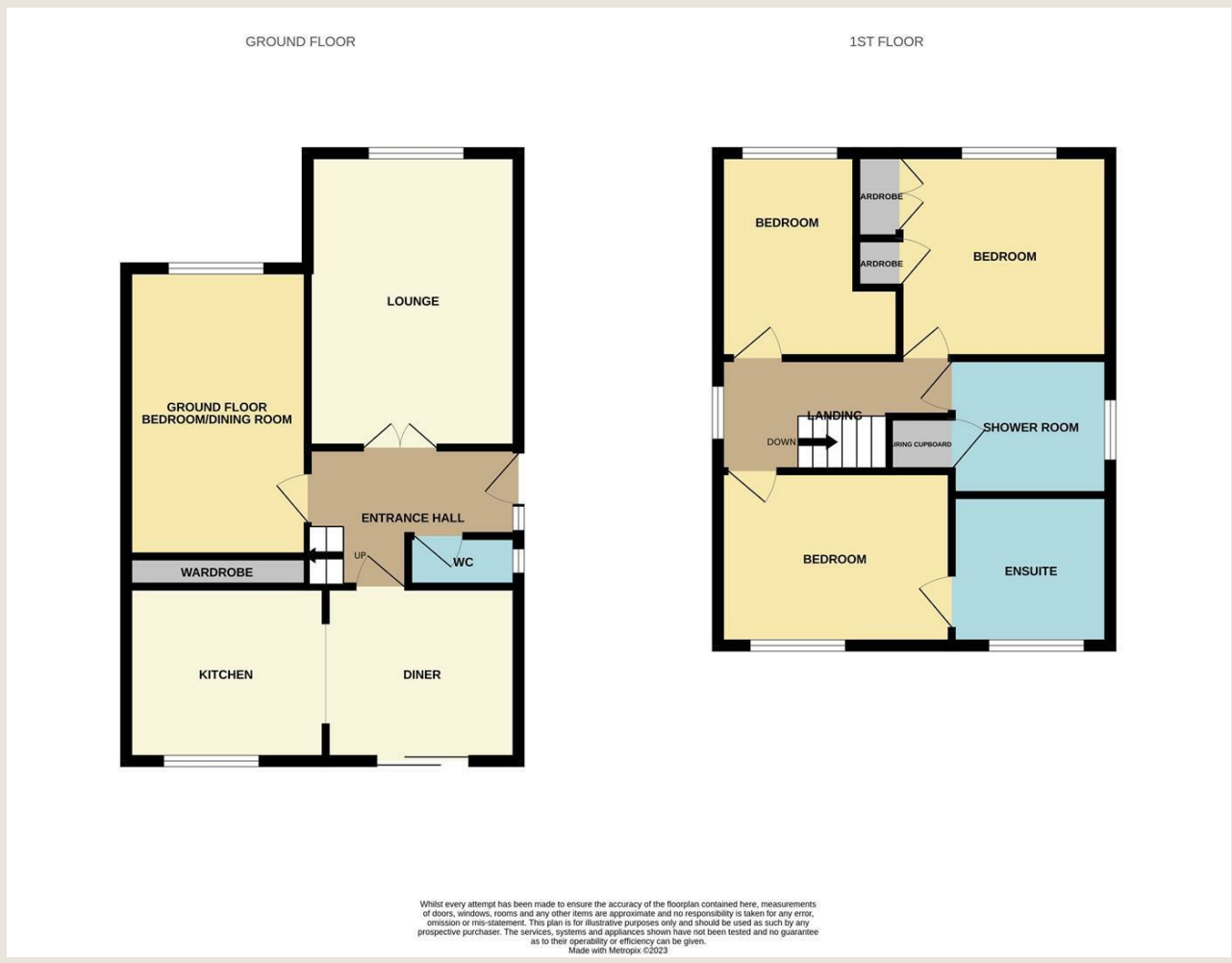
Flood Information:

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

