



33 St. Marks Road

Burnham-On-Sea, TA8 2BD

Price £185,000



PROPERTY DESCRIPTION

A one/two bedroom semi detached chalet style bungalow situated in the ever sought after "Saints" area of Burnham-on-Sea with large detached garage, off street parking, gas central heating and double glazed windows with large conservatory to the rear. In need of modernisation and improvement works.

Entrance porch* entrance hall* dining room/bedroom 2* kitchen* lounge* large conservatory* shower room* first floor landing* double bedroom* gas central heating* double glazed windows* good sized garage/workshop* off street parking for numerous vehicles* gardens to the front and rear. In need of modernisation and improvement works.



Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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 door to the:

Entrance Porch

5'6" x 3'6" (1.68 x 1.07)

Part brick and part double glazed construction. Further double glazed door and matching side panel to the:

Entrance Hall

Door to the:

Dining Room/Bedroom 2

13'6" x 11'2" (4.13 x 3.42)

Double glazed window to the front. Television point. Door to the:

Inner Hallway

Airing cupboard and cupboard housing the gas boiler and upgraded consumer unit.

Further door giving access to the stairs rising to the first floor.

Kitchen

8'10" x 6'8" (2.71 x 2.04)

Fitted with a range of wall and floor units to incorporate integrated oven, gas hob, one and a half bowl drainer sink unit, plumbing for automatic washing machine and space for fridge. Tiled floor. Door to the conservatory.

Lounge

9'6" x 8'7" (2.90 x 2.62)

Wide opening to the:

Conservatory

16'11" x 9'3" (5.16 x 2.83)

Part brick part upvc double glazed construction with door to rear garden.

First Floor Landing

Door to the:

Bedroom 1

13'1" maximum x 17'0" maximum (4.00 maximum x 5.20 maximum)

L spaced room with part restricted headroom. Access to eaves storage, two Velux windows to the front and upvc double glazed window to the side.

Outside

To the side and front of the property is an open plan garden laid principally to lawn.

To the left hand side of the property is a driveway offering off street parking.

Two gates give access to a further area of parking and leads to the:

Garage/Workshop

Good sized detached garage with up and over door, power and light.

Personal door to the side.

PROPERTY DESCRIPTION

Rear Garden

Lawn with borders containing shrubs and bushes. Garden shed.

Description

This semi detached property has been reconfigured and briefly comprises entrance porch, entrance hall, lounge, kitchen opening to the dining room/potential bedroom with large conservatory off and shower room. To the first floor there is a landing area and double bedroom.

The property benefits from gas central heating with modern boiler, double glazed windows, large garage/workshop, off street parking for numerous vehicles and is situated in a highly sought after residential location within a short level walk of the town centre and sea front.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane turning left into St Marys Road. Take the first right into St Michaels Road and then left into St Marks Road. Proceed down St Marks Road where the property will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water

- Heating 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

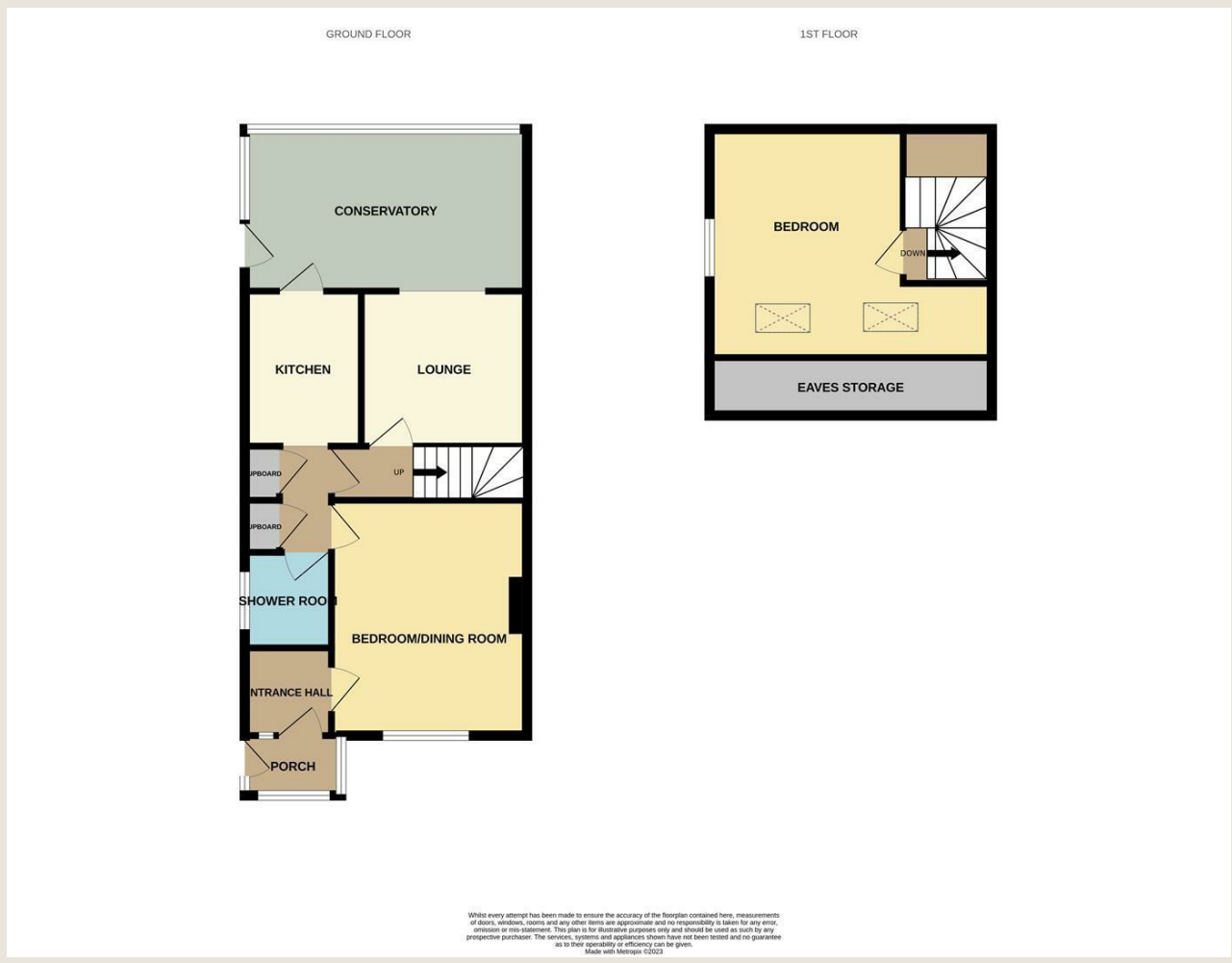
Flood Information:

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

