



39 Abingdon Street
Burnham-On-Sea, TA8 1PL
Price £215,000



PROPERTY DESCRIPTION

Attractive older style two double bedroom terraced house with good sized detached garage and off street parking set in a convenient location within walking distance of Burnham-on-Sea town centre and sea front.

Entrance hall* lounge* dining room* good sized well appointed kitchen with cloakroom off* first floor landing* two large double bedrooms* family bathroom* gas central heating* upvc double glazed windows* enclosed sunny aspect courtyard garden to the rear* detached garage* further off street parking space.

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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)

Upvc double glazed door with double glazed window over to the:

Entrance Hall

Stairs rising to the first floor. Understair recess.

Lounge

13'0" maximum x 12'9" (3.98 maximum x 3.89)

Upvc double glazed bay window to the front. Feature fire surround with tiled hearth.

Dining Room

12'5" x 11'0" (3.81 x 3.36)

Chimney breast with recess for electric fire, upvc double glazed window to the rear.

Opening to the:

Kitchen

15'5" x 8'1" (4.72 x 2.47)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated electric oven, gas hob and extractor fan. Plumbing for washing machine and dishwasher, space for fridge/freezer, spotlights, tiled floor, two upvc double glazed windows to the side.

To the rear of the kitchen upvc double glazed door opening to the rear courtyard garden and a sliding door to the:

Cloakroom

5'4" x 3'11" (1.63 x 1.21)

Comprising close coupled w.c., pedestal wash hand basin, tiled floor and upvc double glazed obscured window to the rear.

First Floor Landing

Access to roof space.

Bedroom 1

15'4" x 11'3" (4.69 x 3.44)

Feature fire surround, two built in wardrobes and two upvc double glazed windows to the front.

Bedroom 2

11'0" x 10'11" (3.37 x 3.35)

Built in wardrobe, built in storage cupboard and further cupboard housing the gas combination boiler supplying domestic hot water and radiators. Feature fireplace and upvc double glazed window to the rear.

Bathroom

9'5" x 8'2" (2.88 x 2.50)

Panelled bath with shower over, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with gates opening to the pathway leading to the front door.

There is an area of garden laid for ease of maintenance.

PROPERTY DESCRIPTION

Rear Courtyard Garden

Decking area, outside tap and enjoying a sunny aspect.

To the rear of the garden is a gate giving access to :

Garage

15'3" x 8'0" (4.65 x 2.44)

With up and over door, light and power. Storage in eaves and personal access door to the rear courtyard garden. With off street parking space.

Accessed via a service lane to the rear of the property.

Description

The property is centrally situated within a short walk of the town centre and sea front with the High Street providing a wide range of amenities.

This attractive terraced house offers well proportioned living accommodation that briefly comprises entrance hall, lounge, dining room, good sized well appointed kitchen with cloakroom off and to the first floor there is a landing, large master bedroom which has previously been two separate bedrooms and a good sized second bedroom and large family bathroom.

The property benefits from gas central heating, upvc double glazed windows, detached garage and off street parking. The property also enjoys a sunny aspect rear courtyard garden.

We understand the main front bedroom has previously been split to create two separate bedrooms which could be reinstated should it be required.

Directions

Proceed to the end of the High Street beside the Somerset and Dorset public house taking a left turn into Abingdon Street. Proceed down Abingdon Street and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No flooding in the last 5 years
- 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:

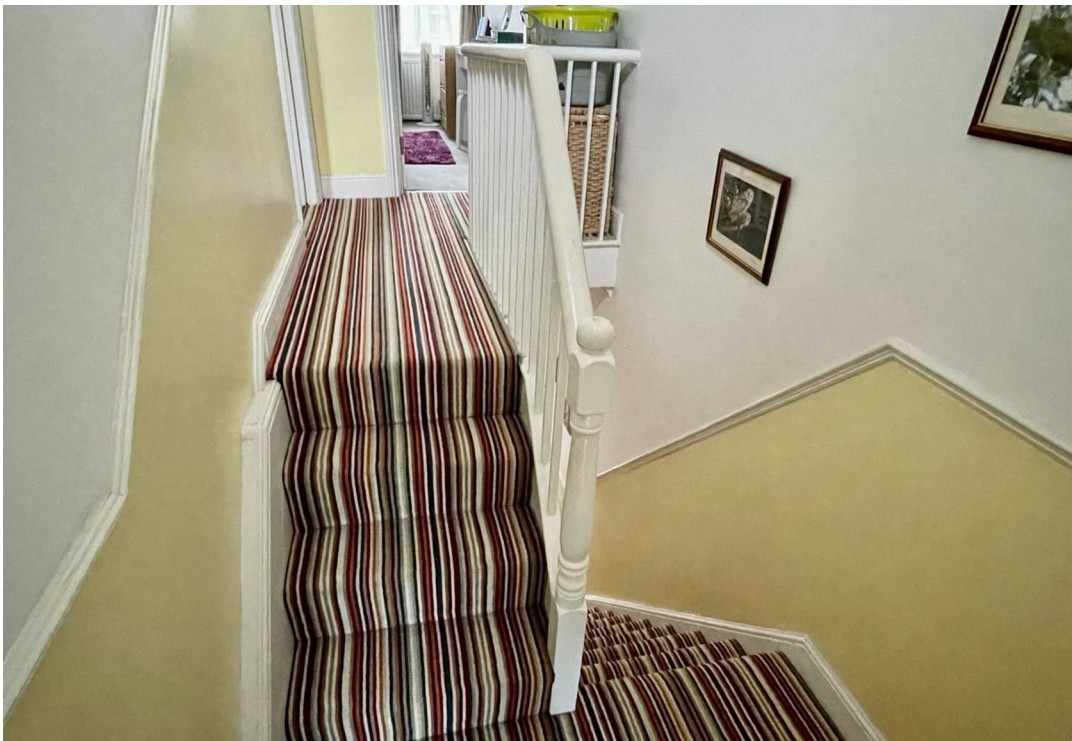
checker.ofcom.org.uk/en-gb/mobile-coverage

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

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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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