



9 Hillsborough Gardens

Burnham-On-Sea, TA8 2DH

Price £289,950



PROPERTY DESCRIPTION

Attractive semi detached three bedroom semi detached chalet style house situated in a highly sought after cul-de-sac location located to the north of Burnham-on-Sea.

Entrance porch* entrance hall* lounge* dining room/bedroom* study/bedroom* kitchen* bathroom* rear lean to* first floor landing* large double bedroom* shower room* double glazed windows* gas central heating* garage* large carport* off street parking* attractive enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(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)

Wooden multi pane door to the:

Entrance Porch

Further part glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

16'2" x 11'6" (4.93 x 3.52)

Feature fire surround, patio doors to the rear lean to. Television point.

Dining Room/Bedroom 2

11'6" x 11'0" (3.52 x 3.37)

Understair storage cupboard, double glazed window to the rear.

Study/Bedroom 3

8'3" x 7'6" (2.53 x 2.31)

Double glazed window to the front.

Kitchen

10'0" x 8'3" (3.06 x 2.52)

With the benefit of a range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine, integrated electric oven, hob and extractor fan, space for fridge/freezer, double glazed window to the rear and double glazed obscured door to the side.

Bathroom

7'6" x 4'9" (2.31 x 1.46)

Comprising panelled bath with shower over, wash hand basin with cupboards below, close coupled w.c. with concealed cistern, tiled walls and floor, two double glazed obscured windows to the side.

First Floor Landing

Access to eaves storage. Double glazed Velux window to the front.

Bedroom 1

20'7" x 13'0" maximum (6.29 x 3.97 maximum)

Range of built in wardrobes, double glazed windows to the side and rear.

Shower Room

7'9" x 5'11" (2.38 x 1.82)

Comprising corner shower cubicle, close coupled w.c., vanity wash hand basin, heated towel rail, double glazed Velux window.

Outside

To the front of the property is an open plan garden laid for ease of maintenance.

Off street parking for two vehicles.

Carport

30'0" x 7'7" (9.16 x 2.33)

With two wooden opening doors providing access to the entrance door to the property and in turn the:

PROPERTY DESCRIPTION

Garage

Up and over door.

Also accessed from the car port is the:

Rear Lean To

17'10" x 7'9" (5.45 x 2.38)

Of wooden single glazed construction with access door to the rear garden.

Rear Garden

Attractive enclosed garden with lawn area and mature borders containing shrubs and bushes.

Description

The property is situated in a highly sought after cul-de-sac location to the north of Burnham-on-Sea and offers highly flexible accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance porch, entrance hall, lounge, kitchen, dining room/bedroom, study/bedroom and bathroom to the ground floor. To the first floor there is a large double bedroom and shower room.

The property has an attractive enclosed garden to the rear, large carport and garage. There is gas central heating, off street parking and the property is offered in generally good order throughout.

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

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along Berrow Road passing the inland lighthouse on the left hand side. Take a right turn into Stoddens Road and second left into Balmoral Drive. Proceed down Balmoral Drive where Hillsborough Gardens will be found a little further along on the right hand side. Proceed into Hillsborough Gardens and the property will be found at the end of the cul-de-sac in front of you.

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

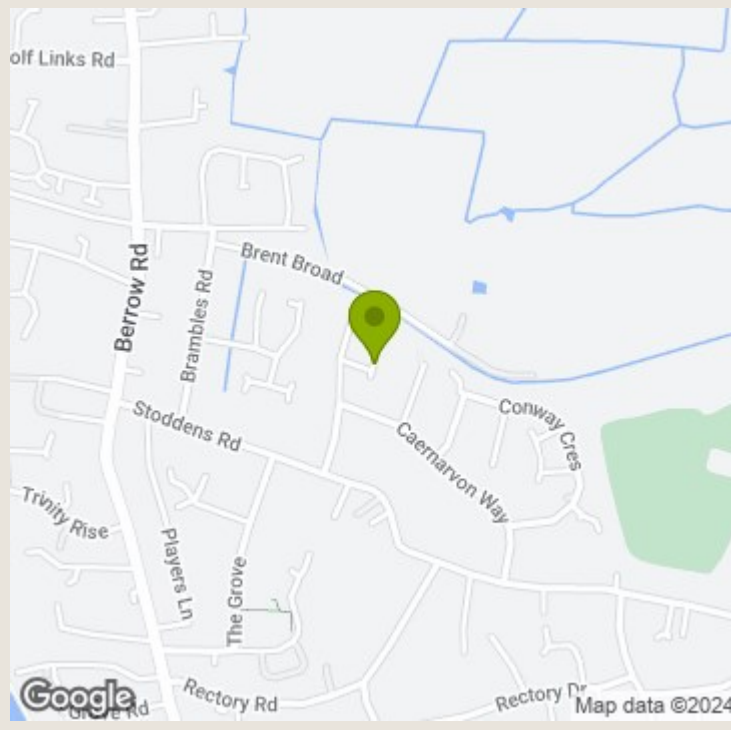
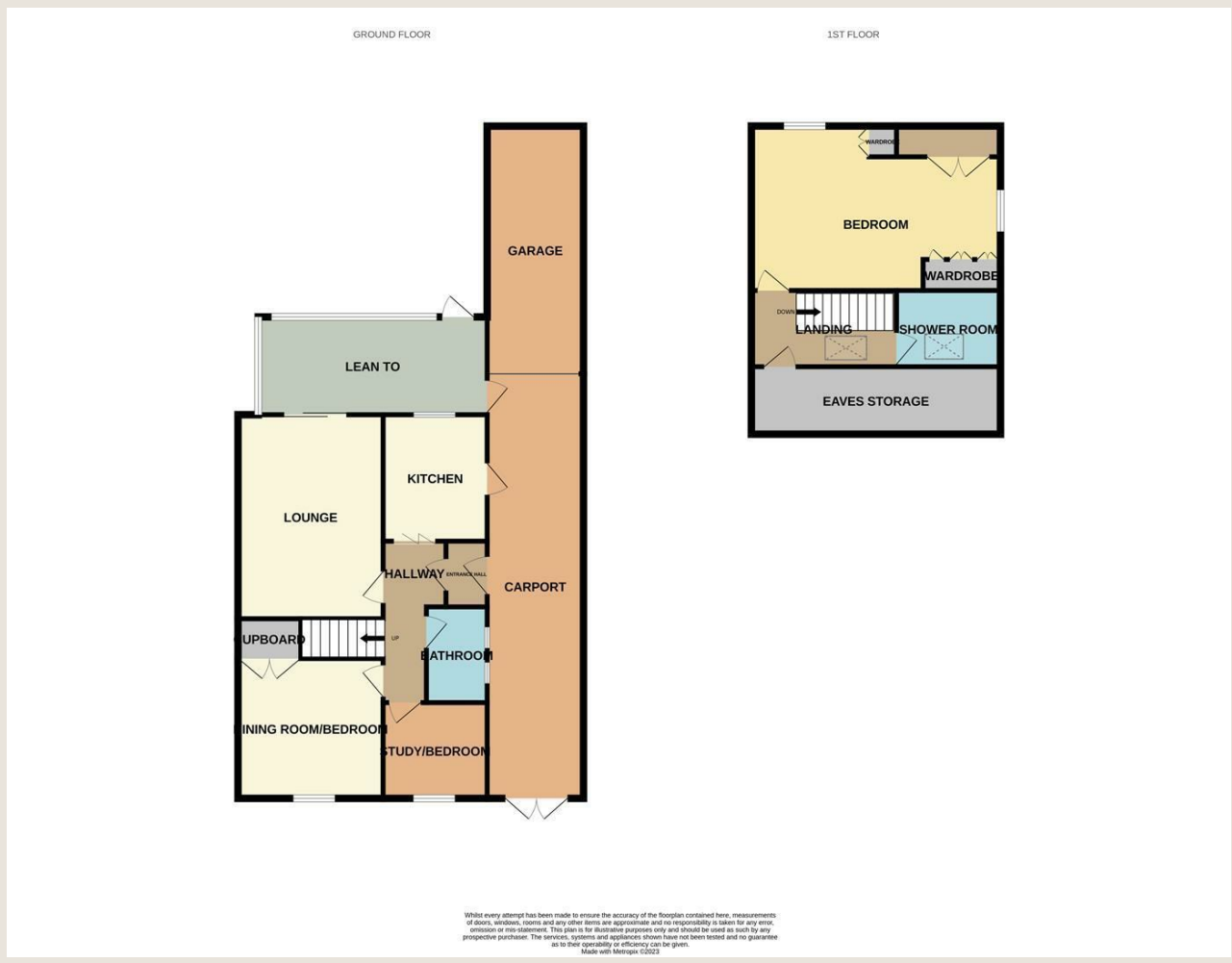
Flood Information:

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

