



52 Ramsay Way

Burnham-On-Sea, TA8 2TS

Price £279,950



# PROPERTY DESCRIPTION

A four bedroom detached family home on a corner plot situated in a sought after location on the outskirts of Burnham-on-Sea town centre.

Entrance hall\* cloakroom\* lounge\* dining area\* kitchen\* conservatory\* four first floor bedrooms\* family shower room\* double glazed\* gas central heating\* integral garage\* gardens to the front, side and rear\* driveway providing parking.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 entrance door with obscure glazed side panel to the:

### Entrance Hall

Radiator, door to garage, stairs to the first floor.

### Cloakroom

4'7" x 2'10" (1.41 x 0.87)

With low level w.c. Wall mounted wash hand basin, radiator, tiled splashbacks, tiled floor, obscure double glazed window.

### Lounge

14'11" x 10'2" (4.56 x 3.11)

With double glazed window overlooking the front garden, radiator, feature fireplace with inset coal effect fire and wooden fireplace surround, television point.

### Dining Area

9'9" x 8'2" (2.98 x 2.50)

With radiator, sliding patio door to the conservatory and archway to the:

### Kitchen

9'4" x 8'0" (2.87 x 2.46)

Fitted with a range of wooden fronted units to include base cupboards and drawers with matching wall mounted cupboards some with glazed fronts. Contrasting worktops with space under for washing machine, dishwasher and fridge. Tall larder cupboard, tiled splashbacks, single drainer stainless steel sink unit, double glazed window overlooking the rear garden space for electric cooker with extractor fan over.

### Conservatory

9'2" x 8'9" (2.81 x 2.69)

Wall mounted electric convector heater, double glazed to three sides with French doors to the rear garden.

## First Floor Landing

With radiator and access to roof space. Airing cupboard housing the Worcester gas fired combination boiler and slatted shelving.

### Bedroom 1

12'0" maximum into recess x 9'5" (3.67 maximum into recess x 2.88)

Double glazed window to the front, radiator.

### Bedroom 2

9'6" x 8'6" (2.92 x 2.61)

With built in wardrobe with sliding doors, radiator and double glazed window to the rear.

### Bedroom 3

9'5" x 7'3" (2.88 x 2.21)

Radiator, double glazed window to the front, built in wardrobe with sliding doors.

### Bedroom 4

7'10" x 7'3" (2.41 x 2.23)

Built in wardrobe with sliding doors, radiator and double glazed window to the rear.

### Shower Room

6'6" x 5'1" (2 x 1.55)

Corner shower cubicle with sliding glazed doors and wall mounted shower over, tiled walls, pedestal wash hand basin and low level w.c. Radiator and obscure double glazed window.

### Outside

Situated on a corner plot the garden area to the front is laid to lawn and extends to the side where there is a small patio area and pathway to the entrance door.

Driveway provides parking and gives access to the:

# PROPERTY DESCRIPTION

## Garage

15'7" x 8'10" (4.75 x 2.70)

With electric remote roller door, light and power.

## Rear Garden

The rear garden is laid to lawn with patio area, flower and shrub beds, outside tap, gravelled area to the side with a timber garden shed.

The garden is surrounded by timber fencing and brick walling and enjoys a good degree of privacy.

## Description

The property is situated in a sought after residential location on the outskirts of Burnham-on-Sea town centre and within easy access for the M5 junction 22 at Edithmead plus all town centre facilities, sea front and beach.

The well planned accommodation is arranged over two floors and briefly comprises entrance hall with personal door to the garage, cloakroom, lounge with window overlooking the front garden, dining area, fitted kitchen and conservatory. To the first floor there are four good sized bedrooms and a family shower room.

The property sits in a corner plot and has the benefit of double glazing and gas fired central heating.

There are lawned gardens to the front, side and rear as well as an integral garage and driveway providing parking.

An early inspection 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 out along Love Lane to the roundabout beside Tesco supermarket. Take the first exit onto the continuation of Love Lane and net left into Hawley Way. Take the first right into Ramsay Way 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://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](mailto: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

