



13 Wells Close

Burnham-On-Sea, TA8 1JB

Price £235,000





# PROPERTY DESCRIPTION

An attractive three bedroom terraced house situated close to local amenities with garage and offered in good decorative order throughout.

Must be seen to be fully appreciated.

Entrance hall\* lounge\* kitchen/diner\* three bedrooms\* shower room\* gas central heating with modern combination boiler\* upvc double glazed windows\* enclosed garden to the rear\* garage\* sought after location.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed door with obscure glazed side panel to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

13'5" x 12'4" (4.11 x 3.77)

Upvc double glazed window to the front, television point, archway to the:

### Kitchen/Dining Room

15'7" x 9'9" (4.77 x 2.99)

Fitted with a modern range of wall and floor units to incorporate drainer sink unit, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, electric cooker point, gas combination boiler supplying domestic hot water and radiators, two upvc double glazed windows to the rear and upvc double glazed door to outside.

### First Floor Landing

Storage cupboard and access to the roof space.

### Bedroom 1

11'3" x 8'10" (3.45 x 2.71)

Upvc double glazed window to the rear.

### Bedroom 2

10'3" x 8'0" (3.13 x 2.45)

Upvc double glazed window to the front.

### Bedroom 3

6'9" x 6'7" (2.08 x 2.02)

Upvc double glazed window to the front.

### Shower Room

6'3" x 5'0" (1.93 x 1.53)

Shower cubicle, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a good sized open plan garden laid principally to lawn with tree.

### Rear Garden

Measuring approximately 35ft in length with patio area, lawn and rear pedestrian access with gate leading to the parking area and:

### Garage

With up and over door.

The garage is the fourth on the left with a white garage door.

### Description

This attractive terraced house is situated in a sought after residential location within easy access of Burnham-on-Sea town centre and sea front. Local amenities, close by include the doctors surgery schools, library, cinema, post office as well as all leisure amenities including the indoor swimming pool, bowls club, tennis club and the championship golf links at Burnham and Berrow.

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## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking the second turning left into St Peters Road. Take the second right into Winchester Road and next left into Gloucester Road. Proceed down Gloucester Road turning left into Wells Close 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





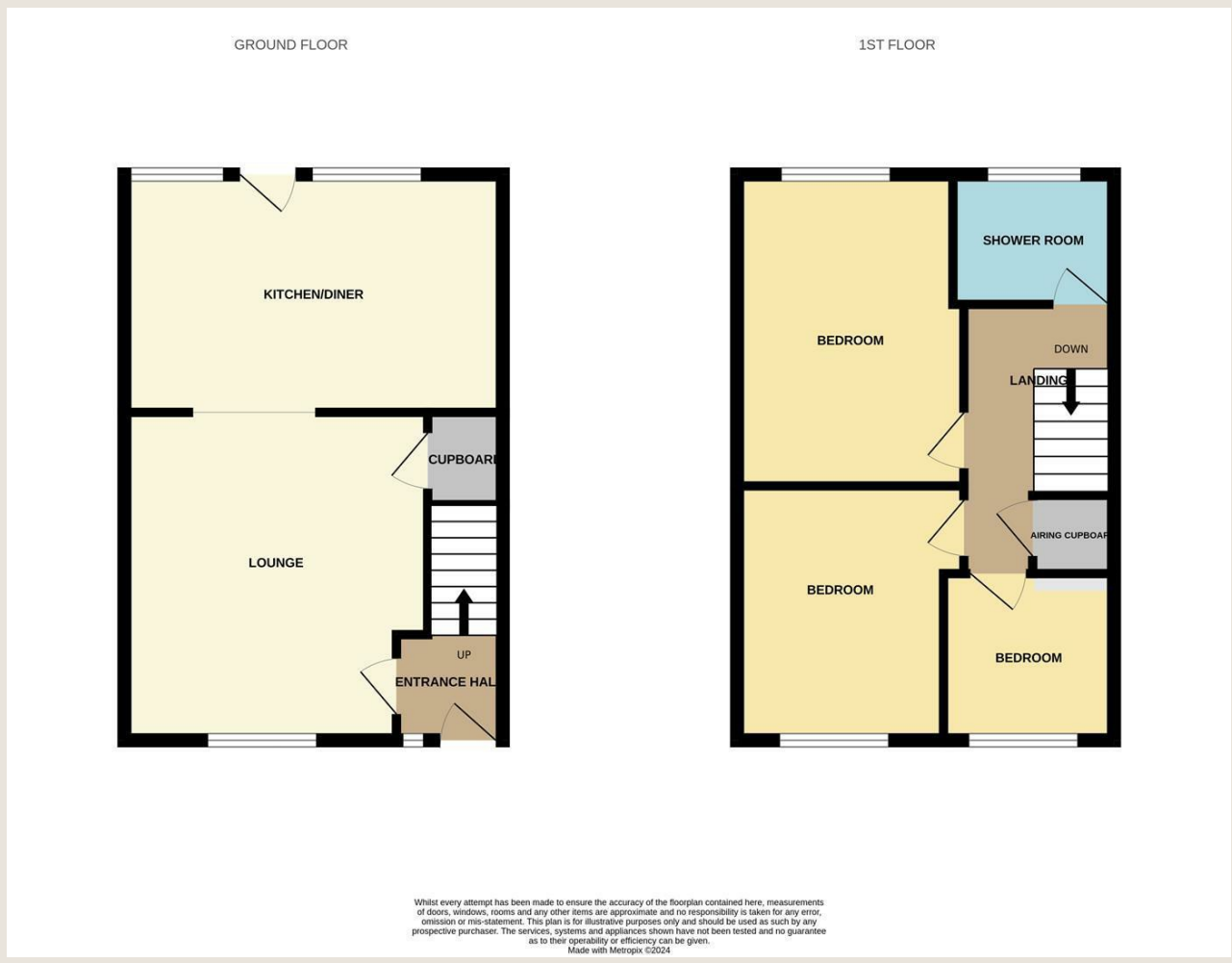












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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.
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