



70 Maple Drive

Burnham-On-Sea, TA8 1DH

Price £309,950





# PROPERTY DESCRIPTION

An immaculately presented semi detached chalet style house offering up to four bedrooms situated in a highly sought after residential location within easy walking distance of Burnham-on-Sea town centre and sea front.

Entrance hall\* lounge\* kitchen\* ground floor bedroom/dining room\* study/ground floor bedroom\* ground floor shower room\* two first floor bedrooms\* master en suite shower room\* gas central heating\* upvc double glazed windows\* carport\* garage\* off street parking for two/three vehicles\* good sized enclosed garden to the rear\* offered in excellent order throughout and must be seen.

## Local Authority

Somerset Council Council Tax Band: C

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		57	
(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)

Upvc double glazed door with matching side panel to the:

### Entrance Porch

Further glazed door and side panel to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

16'0" x 11'0" (4.89 x 3.37)

Upvc double glazed picture window to the front, feature stone fire surround with electric fire, television point.

### Kitchen

8'5" x 8'0" (2.58 x 2.46)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated oven and microwave, extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, upvc double glazed window to the front.

### Dining Room/Bedroom 3

11'0" x 9'8" (3.37 x 2.97)

Storage cupboard/wardrobe with bi-fold doors, upvc double glazed window to the rear.

### Study/Bedroom 4

8'1" x 7'2" (2.47 x 2.19)

Upvc double glazed window to the rear.

## Ground Floor Shower Room

7'9" x 4'11" (2.37 x 1.51)

Fitted with a shower with sliding door, low level w.c., pedestal wash hand basin, tiled walls and two upvc double glazed obscured windows to the side.

## First Floor Landing

Access to eaves storage with door providing access to the airing cupboard with radiator and slatted shelving. Further door to eaves storage which is floored with light and gas fired boiler supplying domestic hot water and radiators.

## Bedroom 1

12'2" x 8'1" (3.71 x 2.48)

Upvc double glazed window to the front. Door to:

## En Suite Shower Room

8'0" x 6'2" (2.45 x 1.90)

Fitted with an attractive suite comprising shower cubicle with glazed door, Mira shower, pedestal wash hand basin and close coupled w.c. Tiled walls and upvc double glazed obscured window to the side.

## Bedroom 2

11'1" x 9'3" (3.40 x 2.84)

Upvc double glazed window to the front.

## Outside

To the front of the property is an area laid to stone offering off street parking with driveway to the side offering further parking and access to the:

## Carport

# PROPERTY DESCRIPTION

## Garage

16'9 x 8'3 (5.11m x 2.51m)

With up and over door, light and power.

Side gate gives access to the:

## Rear Garden

Enclosed and laid to lawn with two garden sheds. Outside tap and outside light.

Attached to the rear of the property is an attractive sun shade and block pavier seating area.

## Description

The property is situated in arguably one of the most sought after areas of Burnham-on-Sea being located just off the Esplanade and within a short walk of the town centre and sea front.

This attractive semi detached house is set in a prime plot offering highly flexible living accommodation with up to four bedrooms and briefly comprises entrance porch, entrance hall, lounge, kitchen, ground floor bedroom/dining room, further ground floor bedroom/study and ground floor shower room. To the first floor there are two good sized double bedrooms with the master having an en suite shower room.

The property benefits from gas fired central heating, upvc double glazed windows, good sized carport leading to the garage and off street parking for two/three vehicles. There is a good sized enclosed garden to the rear and

attached to the rear of the property is a good sized sun canopy.

Offered in excellent order throughout and early application to view is strongly recommended by the vendors selling agents.

## Directions

Proceed south along the Esplanade passing the car park on the left hand side taking the second turning left into Margaret Crescent. Bear right into Maple Drive and proceed down Maple Drive where the property will be found on the left 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)





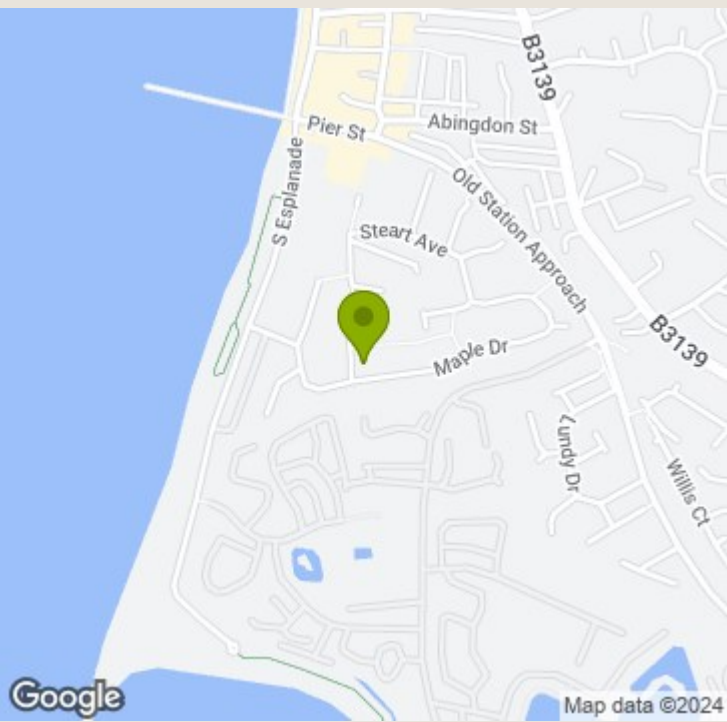












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

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

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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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