



Apslea Sandhills Drive

Burnham-On-Sea, TA8 2LQ

Price £395,000



PROPERTY DESCRIPTION

An individual three bedroom detached bungalow siding and backing onto agricultural land set at the end of a small cul-de-sac with the benefit of a double garage, off street parking for numerous vehicles offering great potential for further extension should it be required and subject to any necessary consents.

Entrance porch* entrance hall* lounge* extended dining room* kitchen/breakfast room* three bedrooms* bathroom* large conservatory* utility/cloakroom* double garage* off street parking for numerous vehicles* good sized enclosed garden to the rear* siding onto agricultural land. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C		62	
(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)

Upvc double glazed door to the:

Entrance Porch

6'2" x 4'9" (1.90 x 1.45)

Upvc double glazed construction with tiled floor. Glazed door to the:

Entrance Hall

Access to roof space. Cloaks cupboard and airing cupboard.

Lounge

16'11" x 11'2" (5.16 x 3.41)

Dual aspect upvc double glazed windows enjoying an aspect over agricultural land to the side. Television point, feature fire surround with gas fire and sliding door to the:

Dining Room

19'4" x 9'11" (5.90 x 3.03)

Upvc double glazed windows to the side and rear enjoying an aspect over agricultural land. Two upvc double glazed doors opening to the rear garden. Sliding door to the:

Kitchen/Breakfast Room

19'4" x 9'6" (5.90 x 2.92)

Fitted with a comprehensive range of wall and floor units to incorporate integrated eye level double oven, four ring hob with extractor hood over, integrated fridge and freezer, base for further fridge, upvc double glazed window to the rear, plumbing for dishwasher, one and a half bowl drainer sink unit, breakfast bar and upvc double glazed obscured door to the:

Conservatory

17'11" x 10'2" (5.48 x 3.12)

Of brick and upvc double glazed construction with tiled floor. Two upvc double glazed French doors opening to the rear garden. Door to the:

Utility/Cloakroom

8'0" x 4'3" (2.45 x 1.31)

Close coupled w.c., Belfast sink and upvc double glazed obscured window. Plumbing for washing machine and tiled floor.

From the conservatory there is a wooden door with upvc double glazed window to the side opening to the double garage.

Bedroom 1

13'0" x 10'2" (3.98 x 3.10)

Upvc double glazed window to the front and high level upvc double glazed window to the side. Range of built in bedroom furniture.

Bedroom 2

10'11" x 9'6" (3.33 x 2.92)

Upvc double glazed window to the rear.

Bedroom 3

9'6" x 7'8" (2.90 x 2.34)

Built in wardrobe and upvc double glazed window to the side.

Bathroom

9'6" x 7'11" (2.92 x 2.42)

Comprising panelled bath, separate shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., two upvc double glazed obscured windows to the side.

Outside

To the front of the property is a boundary wall.

The front garden is laid principally to lawn with borders containing shrubs and bushes.

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Pathway leading to the front door.

To the left hand side of the property is a large driveway offering off street parking for numerous vehicles leading to the:

Enclosed Rear Garden

Laid principally to lawn with patio area, vegetable garden and shed. Summerhouse.

The gardens back and side onto agricultural land and is a particular feature of this attractive property.

Double Garage

21'1" maximum x 17'5" (6.43 maximum x 5.31)

With remote control up and over door, light and power. Eaves storage and upvc double glazed window to the rear. Water tap.

Gates either side of the property lead to the:

Description

This individual detached bungalow has been extended over the years to offer well planned, well proportioned living accommodation that briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room with conservatory and utility with cloakroom. There are three bedrooms and a bathroom. The property benefits from upvc double glazed windows, gas central heating, double garage, off street parking for numerous vehicles and offers great potential for further extension should it be required and subject to any necessary consents.

Opportunities of this type rarely become available and an early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed in a northerly direction along Berrow Road into the village of Berrow passing the Co-op convenience store and the post office on the left hand side. Turn right opposite the village green into Sandhills Drive. Proceed to the end of the cul-de-sac bearing to the left and then to the right and the property will be found in the bottom corner in a "tucked away" location siding and backing onto agricultural land.

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

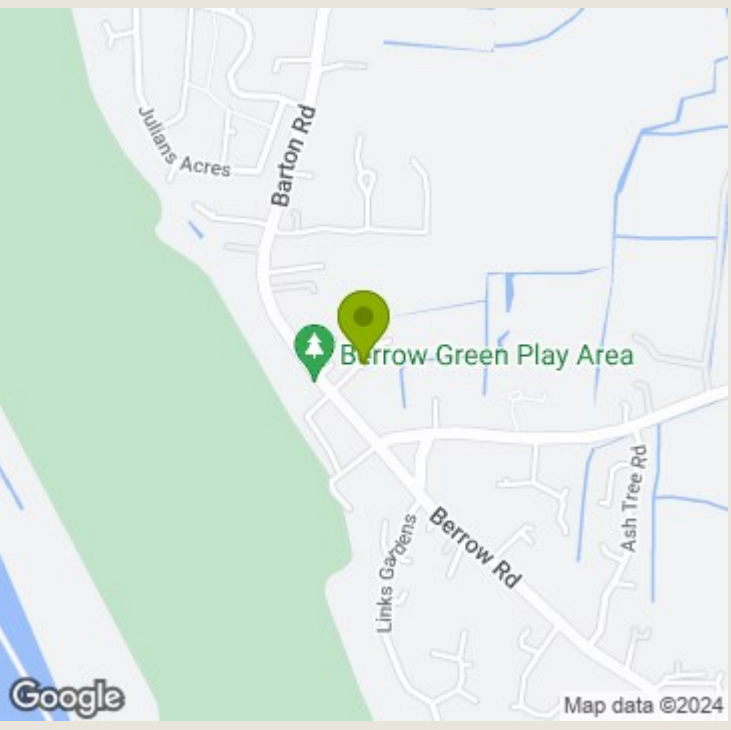
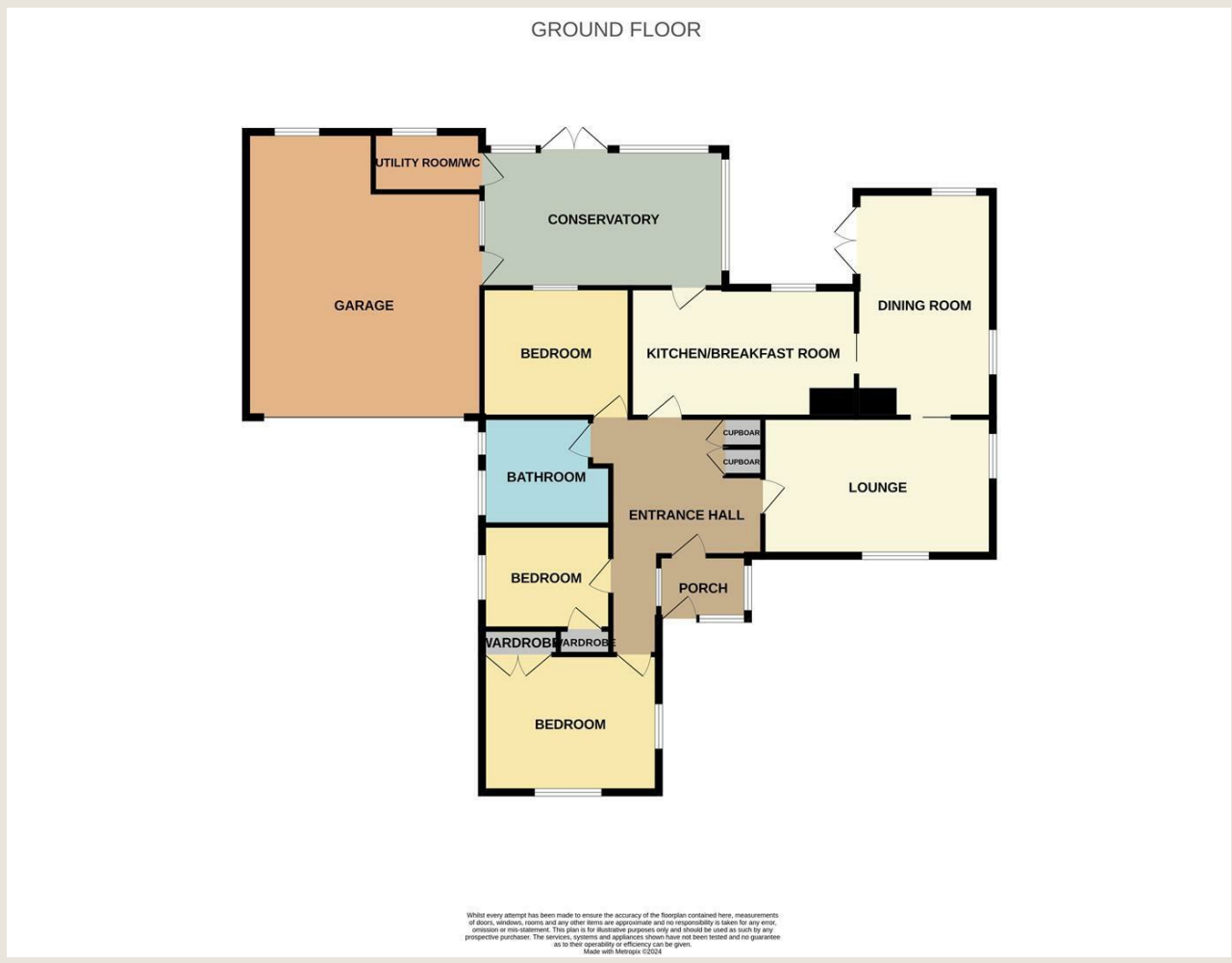
Agents Note

The property has the benefit of Solar Panels. Full details available from the vendors selling agents.









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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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 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

