



3 Highburn Close

Burnham-On-Sea, TA8 1LU

Price £299,950



PROPERTY DESCRIPTION

An attractive four bedroom, three reception, semi detached house with conservatory, good sized side porch/utility with off street parking situated in a highly sought after cul-de-sac location within a short walk of the Apex Park and close to Burnham-on-Sea town centre and sea front.

Entrance hall* cloakroom* lounge with conservatory off* dining room* sitting room* kitchen* side porch/utility* four first floor bedrooms* shower room* upvc double glazed windows* gas central heating* off street parking* enclosed garden to the rear. 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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 to the:

Entrance Hall

Stairs rising to the first floor.

Cloakroom

5'2" x 3'7" (1.60 x 1.11)

Vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, upvc double glazed obscured window to the side.

Lounge

15'1" x 10'9" (4.6 x 3.3)

Feature fire surround with living flame fire, television point, double glazed French doors opening to the:

Conservatory

10'0" x 10'0" (3.07 x 3.07)

Part brick and part upvc double glazed construction. Light and power. Upvc double glazed French doors opening to the rear garden.

Dining Room

9'3" x 8'11" (2.82 x 2.74)

Double glazed window to the front and door to the:

Sitting Room

12'4" x 10'9" (3.77 x 3.29)

Understair recess, upvc double glazed window to the front.

Kitchen

9'6" x 8'7" (2.91 x 2.64)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl ceramic sink with underlighters and block work tops. Integrated oven, hob and

extractor fan, integrated fridge, pantry, upvc double glazed window to the rear and upvc double glazed door to the:

Side Porch/Utility

14'2" x 10'0" (4.34 x 3.05)

Work surface with plumbing for automatic washing machine and dishwasher below, space for further white goods, tiled floor and upvc double glazed windows to the front and rear.

First Floor Landing

Bedroom 1

11'10" x 10'9" (3.63 x 3.3)

Cupboard housing the gas combination boiler with shelving to the side, upvc double glazed window to the rear.

Bedroom 2

11'6" x 9'0" (3.53 x 2.76)

Upvc double glazed window to the side.

Bedroom 3

10'9" x 9'1" (3.3 x 2.79)

Upvc double glazed window to the front.

Bedroom 4

9'1" x 6'1" plus wardrobes (2.78 x 1.86 plus wardrobes)

Upvc double glazed window to the front.

Shower Room

6'0" x 5'10" (1.85 x 1.80)

Good sized shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, recessed spotlights, heated towel rail, upvc double glazed obscured window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a garden area laid for ease of maintenance.

To the side of the property is a driveway offering off street parking for two vehicles.

Rear Garden

Laid to lawn with patio area and large workshop/store.

The garden enjoys a good degree of privacy with attractive flower borders and is an attractive feature of this property.

Workshop/Store

18'0" x 9'10" (5.49 x 3)

With power and two opening doors to the front with window to the side.

Description

This attractive semi detached house offers highly flexible living accommodation and has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises entrance hall with cloakroom, lounge with good sized conservatory off, dining room, sitting room, well appointed kitchen with side porch/utility. To the first floor there are four bedrooms and a shower room.

The property benefits from having upgraded electrics, gas central heating with modern boiler, upvc double glazed windows, off street parking and enclosed garden to the rear which enjoys a good degree of privacy.

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

Directions

Proceed through the traffic lights at the end of the High Street taking a left turn onto

Marine Drive. Proceed down Marine Drive passing The Apex Park on the right hand side. Take the next right into Highburn Close. Proceed down Highburn Close 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

checker.ofcom.org.uk/en-gb/broadband-coverage

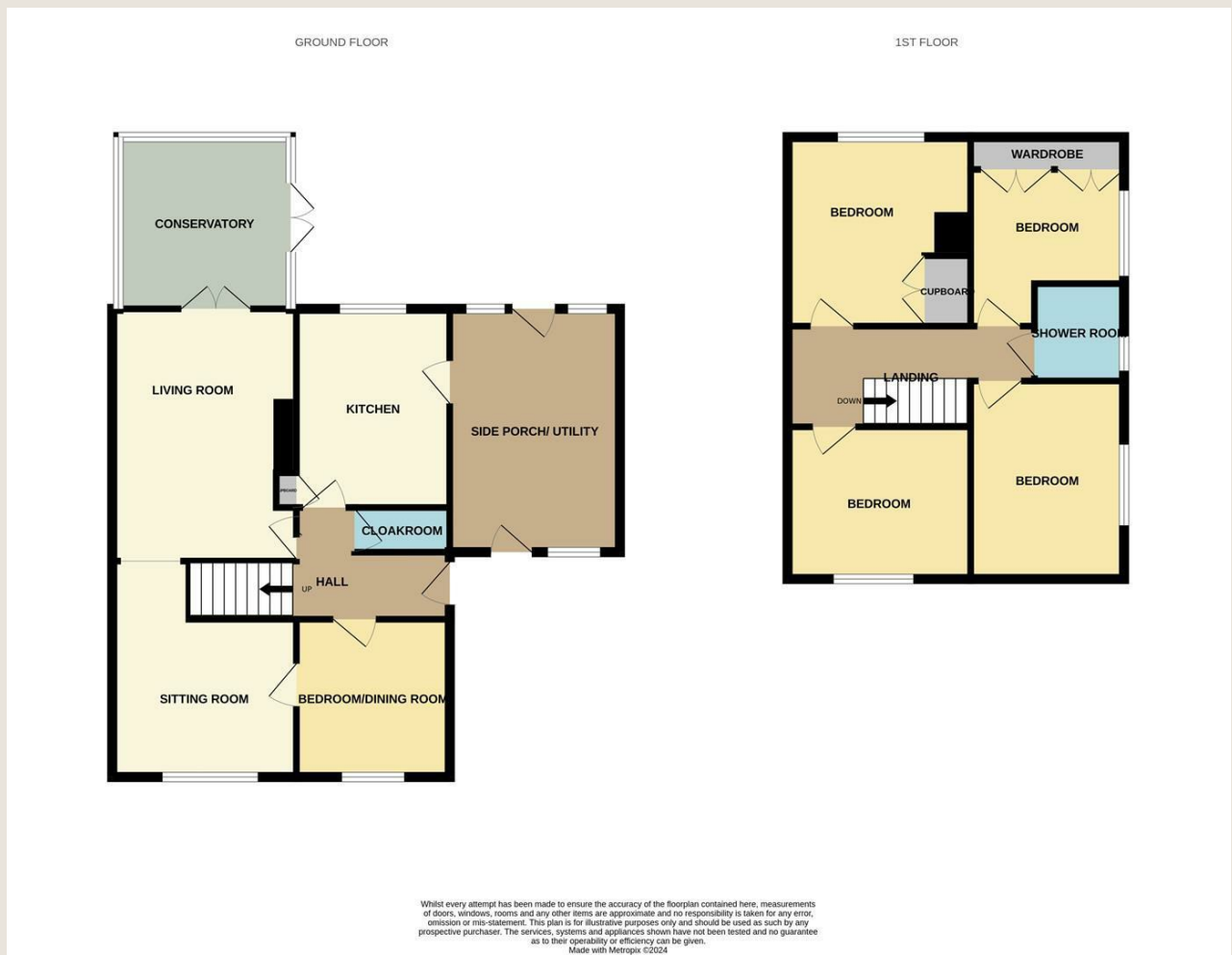
Flood Information:

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

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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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