



23 Maple Drive

Burnham-On-Sea, TA8 1DG

Price £285,000



PROPERTY DESCRIPTION

A well maintained, two bedroom semi detached bungalow, situated in a highly sought after residential area within walking distance of Burnham on Sea town centre and sea front

Entrance porch* Entrance hall* Kitchen with open views to the front * Lounge with log-burner* Re-fitted shower room* Two bedrooms overlooking the rear garden* Gas fired central heating* Double Glazing* Low maintenance garden to the front* Re-surfaced driveway providing ample parking* Car port* Garage with workshop to the rear* Lawned, enclosed rear garden* Must be viewed internally to be fully appreciated

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			89
(81-91) B			
(69-80) C		66	
(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	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed entrance door with ornate glazed panel and frosted side panels to the:

Entrance Porch

Door to the:

Entrance Hall

Meter cupboard, radiator, low maintenance flooring, access to the roof space which we understand has been boarded and contains the combination gas fired boiler with light and ladder, door to the:

Lounge

16'3" x 11'6" maximum (4.96 x 3.53 maximum)

Radiator, feature wood burner set into recess with attractive hearth and wooden feature mantel over. Large double glazed window to the front, television point.

Kitchen

10'2" x 8'3" (3.11 x 2.54)

With a range of white fronted units including base cupboards and drawers and matching wall mounted units. Logic electric oven with four ring gas hob over with extractor, contrasting worktops with space under for washing machine, space for fridge/freezer, radiator, single drainer stainless steel sink unit with mixer tap and double glazed window overlooking the front garden. Tiled splashbacks.

Bedroom 1

12'4" x 10'9" (3.77 x 3.30)

Radiator, double glazed window to the rear garden, built in cupboard with slatted shelving.

Bedroom 2 (currently dining room)

9'1" x 9'0" (2.78 x 2.76)

With radiator, double glazed French doors to the rear garden.

Shower Room

6'2" x 4'10" (1.88 x 1.48)

With a corner shower cubicle with glazed sliding shower doors, wall mounted Mira shower over, low level w.c., pedestal wash hand basin, obscured double glazed window, tiled splashbacks, radiator.

Outside

To the front of the property there is an area of low maintenance garden laid to gravel enclosed by wooden fencing and low level walling.

The driveway which is accessed via gates, we understand from the vendor was renewed in the Summer of 2023 and provides ample parking.

The carport gives access to the:

Garage

15'2" x 8'7" (4.64 x 2.63)

With light and power and metal up and over door.

PROPERTY DESCRIPTION

Opening to the rear of the garage into the:

Workshop Area

10'0" x 8'9" (3.05 x 2.69)

With light and power and double glazed window overlooking the rear garden. Fitted work bench.

Rear Garden

Laid to lawn with surrounding flower and shrub borders. Patio and shingled area.

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

Description

This attractive, two bedroom semi detached bungalow is offered in good order throughout and is situated in Maple Drive which is within walking distance of Burnham High Street facilities and beach.

The accommodation is well planned and upgrades include a log-burner in the lounge and refitted shower room. The master bedroom is of a particularly good size and the second bedroom (which is currently in use as a dining room) has French doors opening to the rear garden.

Externally, the driveway which provides ample parking has been re-surfaced and there is the benefit of a car port and garage with opening to a workshop addition which has power, light and fitted work bench.

An internal inspection to view is thoroughly recommended.

Directions

From the Esplanade, proceed in a southerly direction and after passing B&M stores on the left hand side, turn left into Steart Avenue. Proceed down Steart Avenue, which becomes Maple Drive. Proceed down Maple Drive where the bungalow can be found in front of you on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating and Log Burner.
- 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

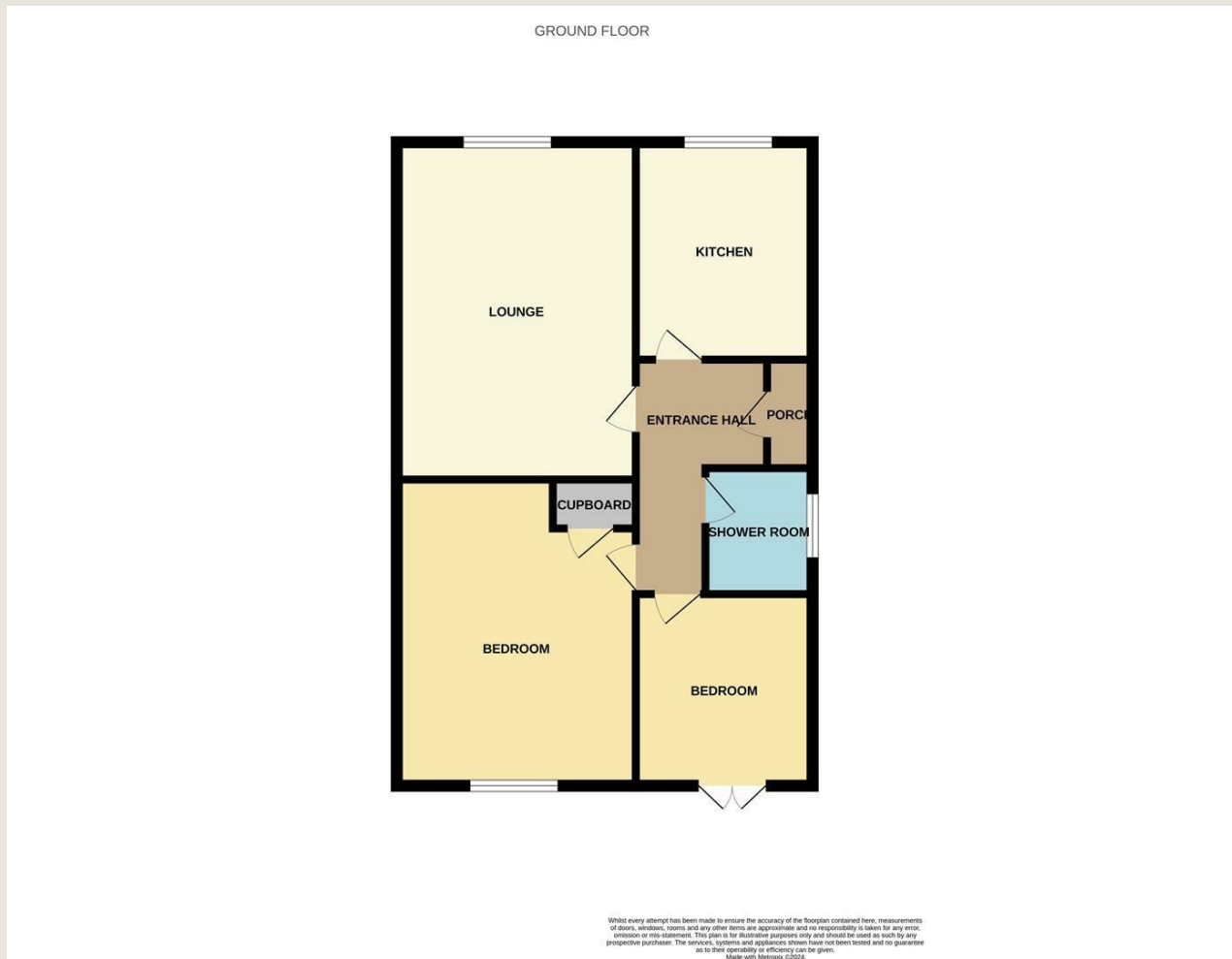
Flood Information:

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

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.
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