



Stone Road

Burnham-On-Sea, TA8 1JU

Price £215,000



# PROPERTY DESCRIPTION

An attractive two bedroom modern semi detached home situated in a sought after cul-de-sac location on the outskirts of Burnham-on-Sea town centre set in a prime plot with a sunny aspect garden to the rear

Entrance hall\* lounge\* upgraded kitchen/breakfast room\* two bedrooms\* bathroom\* gas central heating\* double glazing\* larger than average rear garden\* driveway providing parking to the side of the property and further space to the side which could be suitable for a garage or extension (subject to any necessary consents).

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Entrance storm porch with entrance door with two obscured glazed panels to the:

### Entrance Hall

Stairs to first floor.

### Lounge

13'5" plus bay window x 12'11" max (4.10 plus bay window x 3.94 max)  
Double glazed bay window overlooking the front, television point, telephone point, understair storage cupboard and door to the:

### Kitchen/Breakfast Room

12'10" x 7'5" (3.91m x 2.26m )

Re-fitted with a range of base cupboards and drawers with contrasting worktops over, matching wall mounted cupboards, inset one and a half bowl drainer stainless steel sink unit, plumbing for washing machine, integrated electric oven and hob with extractor hood over, recessed spotlights, upvc double glazed window overlooking the rear garden, tiling to splashbacks, space for fridge/freezer, space for breakfast table, wall mounted Worcester boiler, upvc double glazed door to the rear garden.

### First Floor Landing

Access to roof space. Airing cupboard with hot water tank and shelving.

### Bedroom 1

9'9" x 9'6" plus recess (2.99 x 2.9 plus recess)

Double glazed window overlooking the front garden with views to Brent Knoll.

### Bedroom 2

11'6" x 6'4" (3.51m x 1.93m )

Double glazed window overlooking the rear garden.

### Bathroom

6'2" x 5'7" (1.88m x 1.70m )

White suite comprising panelled bath with Aquatronic shower over, pedestal wash hand basin, close coupled w.c., obscured double glazed window to rear and partly tiled walls.

### Outside

To the front of the property there is a small area of lawn.

Driveway to the side providing ample parking and space for garage, subject to any necessary consents.

Side timber gate gives access to the:

### Rear Garden

Approximately 40ft in length laid mainly to lawn partly surrounded by brick walling and the remainder by timber fencing. Surrounding shrub and plant borders. Patio area with timber garden shed and trellis. Outside tap.

### Description

The property is situated in a convenient location close to both Burnham-on-Sea and Highbridge town centres. Tesco supermarket is within a walking distance as is the local medical centre. The property benefits from

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gas fired central heating and double glazing, good sized enclosed rear garden to the rear, off street parking and space to the side of the property for extension or garage, subject to any necessary consents.

An early application to view is strongly recommended by the vendors selling agents.

### Directions

At the roundabout at the junction of the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the first exit onto Frank Foley Parkway. Proceed to the next roundabout take the third exit onto Wallace Wells Road take a right into Lawrence Close and second right into Stone Road. Bear left 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)

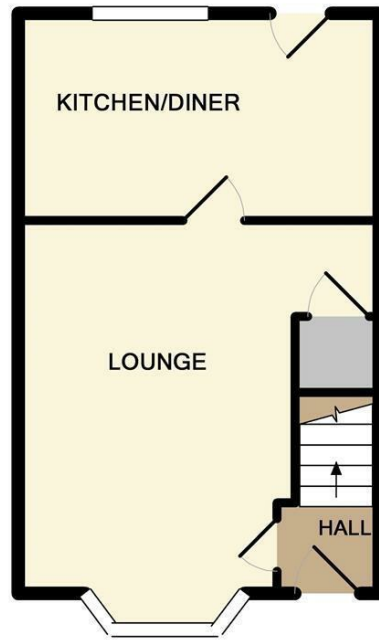
Flood Information:

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

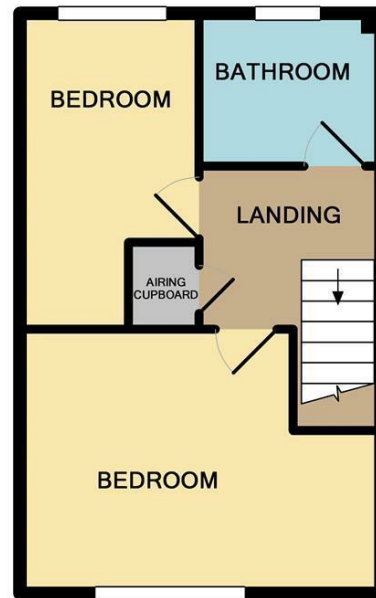








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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)

**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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