



5 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £315,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An attractive detached three bedroom house situated in a highly sought after cul-de-sac location set in a "tucked away" location enjoying a sunny aspect garden to the rear enjoying a good degree of privacy.

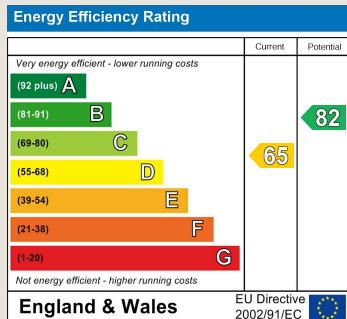
Entrance hall* lounge/dining room* kitchen* conservatory* utility room* cloakroom* three first floor bedrooms* master en suite shower room* family bathroom* recently installed upvc double glazed windows* gas central heating* garage* off street parking for two vehicles* sunny aspect enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge/Dining Room

Lounge Area

14'6" x 12'4" (4.42 x 3.78)

Upvc double glazed window to the front, feature fire surround, electric fire, television point and archway to the:

Dining Area

11'3" x 8'0" (3.44 x 2.46)

Laminate flooring, two upvc double glazed doors to the:

Conservatory

10'0" x 10'0" (3.07 x 3.05)

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

Kitchen/Breakfast Room

11'3" x 10'10" (3.44 x 3.32)

Fitted with a range of wall and floor units to incorporate integrated oven, gas hob and extractor fan, plumbing for dishwasher, upvc double glazed window to the rear, under stair storage cupboard, access to roof space and door to the:

Utility Room

7'0" x 5'1" (2.15 x 1.55)

Wall units, work surface with plumbing for automatic washing machine under and space for tumble dryer, space for fridge/freezer, wall mounted gas boiler supplying domestic hot water and radiators, extractor fan and upvc double glazed door to the rear.

Cloakroom

Close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to the side.

First Floor Landing

Airing cupboard, access to roof space.

Master Bedroom

12'1" x 8'4" (3.69 x 2.56)

Built in wardrobes, upvc double glazed window to the rear.

En Suite Shower Room

Comprising tiled shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, shaver point and upvc double glazed obscured window to the side.

Bedroom 2

9'3" plus wardrobe recess x 9'1" (2.83 plus wardrobe recess x 2.79)

Upvc double glazed window to the front.

Bedroom 3

8'7" x 6'9" (2.63 x 2.08)

Upvc double glazed window to the rear.

Bathroom

7'8" x 6'1" (2.36 x 1.86)

Comprising panelled bath with mixer tap and shower attachment. Close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, shaver point and upvc double glazed obscured window to the front.

Outside

To the front of the property is an area of garden laid principally to lawn with boundary.

PROPERTY DESCRIPTION

To the left hand side there is parking for two vehicles leading to the:

Garage

16'8" x 8'9" (5.09 x 2.67)

With up and over door, light and power. Eaves storage.

Rear Garden

Enclosed and enjoys a sunny aspect.

Patio area, lawn area and shed. Outside tap and outside light.

Description

The property is situated in a sought after cul-de-sac location being within a short drive of the town centre and sea front.

This attractive detached house is set in a prime plot and briefly comprises entrance hall, lounge/dining room, conservatory, kitchen/breakfast room with utility room off and cloakroom. To the first floor there are three bedrooms with the master having an en suite shower room and a family bathroom.

The property benefits from having recently installed upvc double glazed windows, gas central heating, garage, off street parking for two vehicles and sunny aspect rear garden.

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

Directions

From the town centre proceed along Love Lane to the roundabout beside Tesco supermarket taking the first exit which is a continuation of Love Lane. Take the second turning left into Ramsay Way. Proceed along Ramsay Way turning right into Bathurst Close. Proceed down Bathurst Close where the property will be found on the left hand side which is a small extension of the cul-de-sac 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

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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 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

