



19 Links Gardens

Burnham-On-Sea, TA8 2LG

Price £299,950



# PROPERTY DESCRIPTION

An attractive two bedroom detached bungalow situated in a prime plot in a sought after location to the north of Burnham-on-Sea. Must be seen to be fully appreciated.

Entrance hall\* lounge\* dining room\* kitchen with rear porch/utility off\* two double bedrooms\* good sized wet room\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* sunny aspect garden to the rear enjoying a good degree of privacy.



## 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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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)

Ramp access to the upvc double glazed door.

### Entrance Hall

9'1" x 4'6" (2.78 x 1.38)

Upvc double glazed windows and additional upvc double glazed door to the front. Part glazed door and side panel opening to the:

### Open Plan Lounge and Dining Area

#### Dining Area

11'7" x 8'5" (3.54 x 2.57)

Upvc double glazed window to the side.

#### Lounge Area

15'4" x 10'2" (4.69 x 3.10)

Television point, feature fire surround with electric fire and upvc double glazed window to the front.

### Kitchen/Breakfast Room

15'5" x 8'6" (4.72 x 2.61)

Fitted with a comprehensive range of wall and floor units to incorporate single sink drainer unit, space for fridge/freezer, integrated eye level oven, gas hob and extractor hood, plumbing for dishwasher, upvc double glazed windows to the side and rear. Upvc double glazed door to the:

### Porch/Utility Room

6'8" x 4'0" (2.05 x 1.23)

Plumbing for automatic washing machine, space for tumble dryer, upvc double glazed door to outside.

### Bedroom 1

12'0" x 9'10" (3.66 x 3.00)

Upvc double glazed window to the front.

### Bedroom 2

11'10" x 8'7" (3.61 x 2.63)

Upvc double glazed window to the rear.

### Wet Room

8'6" x 7'11" (2.61 x 2.43)

Shower area with screen, pedestal wash hand basin and close coupled w.c. Cupboard housing the combination gas boiler supplying domestic hot water and radiators. Two upvc double glazed obscured windows to the rear and access to roof space.

### Outside

To the front of the property is an open plan garden laid to lawn.

To the right hand side of the property is a driveway offering off street parking and leading to the:

# PROPERTY DESCRIPTION

## Garage

20'8" x 8'3" (6.3 x 2.54)

With up and over door, light and power. Personal access door to the rear garden.

To the right hand side of the property is a side gate giving access to the:

## Rear Garden

Patio area, lawn, raised flower borders.

The garden enjoys a sunny aspect and a good degree of privacy.

## Description

The bungalow is situated in a sought after residential location to the north of Burnham-on-Sea close to local amenities including the Co-op convenience store, village hall, local school and community centre.

The property is also within close proximity to the miles of sandy beach.

This attractive detached bungalow is situated in a prime plot set back from the road with the benefit of ramp access to the front of the property and briefly comprises entrance hall, open plan lounge and dining room with good sized kitchen off. The property also has two double bedrooms and good sized wet room. There is gas central heating, upvc double glazed windows, sunny aspect enclosed garden to the rear an is offered in good decorative order throughout.

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 and after approximately one and a half miles turn left beside Berrow Motors into Links Gardens. Proceed down Links Gardens 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:

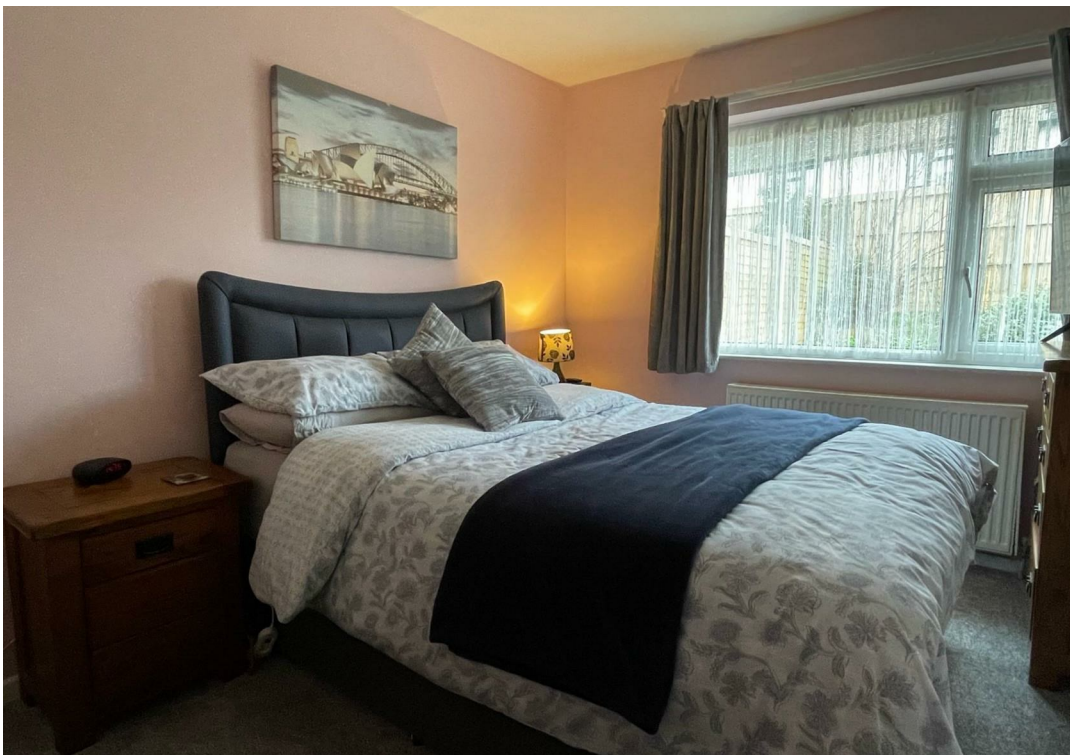
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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Flood Information:

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





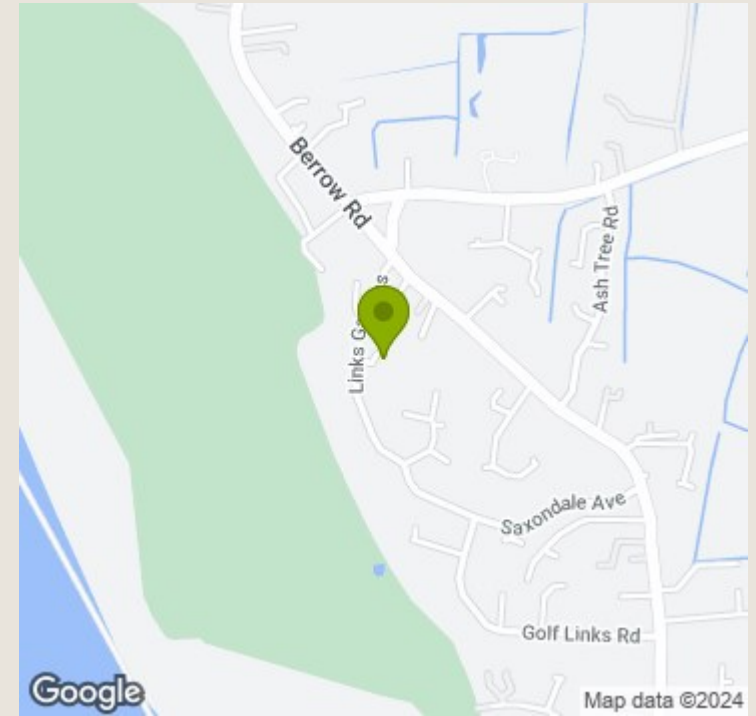


## GROUND FLOOR



LINKS GARDENS, BURNHAM-ON-SEA, SOMERSET, TA8 2LG

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, volumes, 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)

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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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