



5 South Terrace

Burnham-On-Sea, TA8 1PY

Price £185,000



PROPERTY DESCRIPTION

An older style three bedroom terraced house situated within a short walk of Burnham-on-Sea town centre and sea front with off street parking to the rear. In need of some modernisation.

Entrance hall* lounge/diner* breakfast room* kitchen* utility/shower room* three first floor bedrooms* bathroom* mostly upvc double glazed windows* gas central heating* off street parking to the rear* in need of some modernisation and improvement.

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) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(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)

Upvc double glazed obscured door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Lounge Area

12'0" x 10'4" (3.66 x 3.15)

Upvc double glazed square bay window to the front, upvc double glazed windows and upvc double glazed door opening to the front. Fireplace with open hearth, picture rail and wide opening to the:

Dining Area

10'10" x 10'1" (3.31 x 3.09)

Feature fire surround with open hearth and picture rail.

Breakfast Room

11'1" x 7'10" (3.39 x 2.41)

Upvc double glazed window to the side. High level wooden window to the side, gas fire, storage cupboard.

Kitchen

8'3" x 8'2" (2.54 x 2.49)

Fitted with a range of wall and floor units to incorporate eye level oven, gas hob, extractor fan, single sink drainer unit, upvc double glazed window to the side and upvc double glazed door to outside. Door to the:

Utility/Shower Room

8'5" x 6'5" (2.57 x 1.97)

Comprising shower cubicle, pedestal wash hand basin and close coupled w.c. Gas boiler supplying domestic hot water and radiators. Upvc double glazed windows to the rear and side.

First Floor Landing

Access to roof space.

Bedroom 1

15'8" maximum x 10'3" (4.79 maximum x 3.14)

Built in wardrobes and upvc double glazed window to the front.

Bedroom 2

10'10" x 10'0" (3.31 x 3.06)

Upvc double glazed window to the rear.

Bedroom 3

8'1" x 5'2" plus door recess (2.48 x 1.59 plus door recess)

Upvc double glazed window to the rear.

Bathroom

6'1" x 5'3" (1.86 x 1.61)

Comprising panelled bath with close coupled w.c. Pedestal wash hand basin, two upvc double glazed windows to the side.

Outside

To the front of the property is a boundary wall with a gate giving access enclosed area of garden laid to lawn.

PROPERTY DESCRIPTION

Rear

Accessed from the service road are wooden gates opening to an off street parking space which could potentially be further extended if required.

Pathway leading to the rear of the property where there is a garden shed.

Description

This attractive older style property is situated within a short walk of Burnham-on-Sea town centre and sea front.

The property is set in a "tucked away" location with vehicular access and parking to the rear with an enclosed garden area to the front.

The property briefly comprises entrance hall, through lounge/diner, separate breakfast room with kitchen off and utility/shower room to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from having the majority of the windows upvc double glazed with gas central heating but is in need of some modernisation offering the potential for an individual to put their own mark on this attractive family home.

Directions

From the High Street proceed to the junction with Abingdon Street taking a left turn into Abingdon Street. Proceed down Abingdon Street taking a left into Jubilee Street. Proceed to the end of Jubilee Street taking a left turn into Summerville Terrace where a pedestrian footpath leads to the

front of South Terrace. Rear access is gained via a service road from Adam Street.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- 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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 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

