



20 Aldwych Close

Burnham-On-Sea, TA8 1QD

Asking Price £389,950



PROPERTY DESCRIPTION

An attractive four bedroom detached house, master en suite shower room, with double garage set in a prime plot in a highly sought after cul-de-sac location close to local amenities.

Entrance hall* lounge* open plan kitchen/breakfast/dining room* study/ground floor bedroom 5 with cloakroom off* four first floor bedrooms* master en suite shower room* family bathroom* double glazed windows* gas central heating* double garage* off street parking* good sized sunny aspect garden to the rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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)

Part double glazed entrance door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard and upvc double glazed window to the front.

Lounge

14'4" x 11'3" (4.39 x 3.45)

Double glazed window to the front, television point, wide opening to the:

Open Plan Kitchen/Breakfast/Dining Room

Kitchen/Breakfast Area

15'7" x 12'2" (4.76 x 3.73)

Fitted with an extensive range of wall and floor units with unit underlighters and display lighting. Integrated electric double oven, electric hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, central island with breakfast bar and storage under with wine rack. Upvc double glazed window to the rear and upvc double glazed door opening to the rear garden. Wide opening to the:

Dining Area

10'2" x 8'7" (3.12 x 2.63)

Two upvc double glazed French doors opening to the rear garden.

Study/Bedroom 5

8'4" x 6'7" (2.55 x 2.02)

Double glazed window to the front, telephone point and access to the:

Cloakroom

Comprising close coupled w.c. and vanity wash hand basin and wooden double glazed window to the side.

First Floor Landing

Access to roof space.

Master Bedroom

12'2" maximum x 17'7" maximum (3.73 maximum x 5.37 maximum)

L shaped room with double wardrobe and further built in cupboard with bi-fold door. Two upvc double glazed windows to the front and access to the:

En Suite Shower Room

8'5" x 5'5" (2.57 x 1.66)

Fitted with an updated suite comprising large shower cubicle with screen, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below. Ladder style heated towel rail, extractor fan, shaver point and upvc double glazed window to the front.

Bedroom 2

11'1" x 8'7" (3.4 x 2.64)

Built in double wardrobe, wooden double glazed window to the rear.

Bedroom 3

12'0" x 8'0" (3.67 x 2.44)

Built in double wardrobe and wooden double glazed window to the rear.

Bedroom 4

8'11" x 7'10" (2.74 x 2.41)

Wooden double glazed window to the rear.

Family Bathroom

8'5" x 7'2" (2.57 x 2.20)

Fitted with a modern white suite comprising panelled bath with shower over, vanity wash had basin with cupboards below, close coupled w.c. Heated towel rail, linen cupboard, extractor fan.

PROPERTY DESCRIPTION

Outside

To the right hand side of the property is a driveway with parking for two vehicles which in turn leads to the:

Double Garage

17'0" x 16'7" (5.20 x 5.06)

Two independent up and over doors. Eaves storage, light and power. Personal access door to the rear garden.

Side gate gives access to the:

Rear Garden

Enclosed and laid principally to lawn with patio area.

The garden extends to the left hand side of the property.

The garden enjoys a sunny aspect and a good degree of privacy and is an attractive feature of this family home.

Description

This attractive detached property is situated within a short distance of Tesco supermarket and within easy access of the town centre and sea front.

The property has been upgraded and re-modelled to offer well planned, well appointed living accommodation that briefly comprises entrance hall, lounge, open plan beautifully appointed kitchen/breakfast/dining room with study/ground floor bedroom 5 with cloakroom. To the first floor there are four bedrooms, the master having an upgraded en suite shower room and a family bathroom. The property benefits from double glazed windows, gas central heating, double garage, off street parking and is set in a prime plot enjoying a good sized garden to the rear.

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

Directions

Proceed out of the town centre along Love Lane to the roundabout beside Tesco supermarket taking the third exit into Frank Foley Parkway. Continue along Frank Foley Parkway taking the second right into Ben Travers Way. Take the fourth turning left into Aldwych Close and proceed down Aldwych Close bearing to the left and then right and the property will be found at the end 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

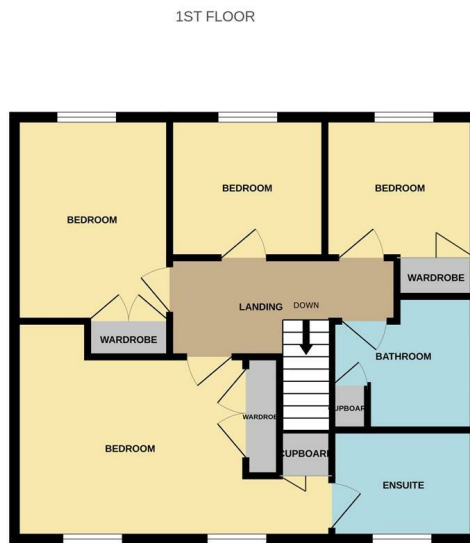
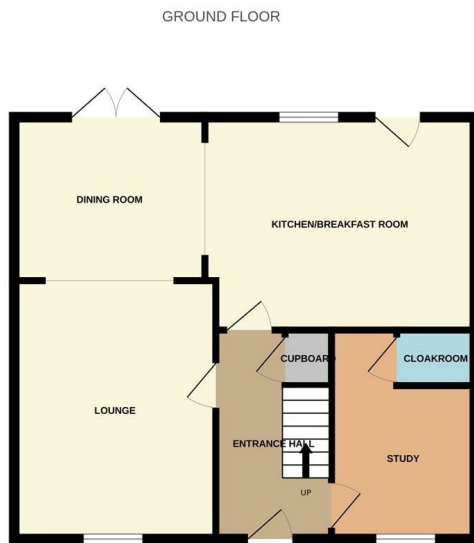
Flood Information:

flood-map-for-planning.service.gov.uk/location

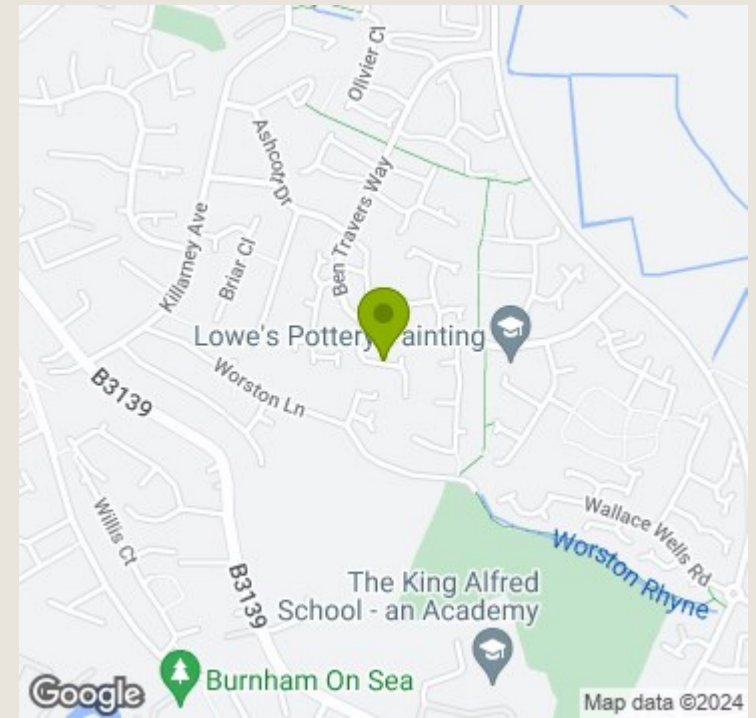








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023



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

