



23 Cookson Close

Burnham-On-Sea, TA8 1QS

Price £369,950



PROPERTY DESCRIPTION

An immaculately maintained four bedroom detached house situated in a sought after cul-de-sac location backing onto Cookson Park. Must be seen to be fully appreciated.

Entrance hall* cloakroom* good sized lounge* well appointed kitchen/dining room with utility room off* first floor landing* four double bedrooms* master en suite shower room* family bathroom* upvc double glazed windows* garage* off street parking* attractive enclosed splayed plot backing onto a well maintained park.



Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B		76	
(69-80) C			
(55-68) D			
(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)

Double glazed composite door giving access to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Cloakroom

Comprising close coupled w.c., wall mounted wash hand basin, extractor fan.

Lounge

20'11" x 11'5" (6.40 x 3.50)

Upvc double glazed window to the front, upvc double glazed French doors with matching side panels opening to the rear garden. Feature fire surround with electric fire, television point.

Kitchen/Dining Room

20'11" x 9'11" maximum (6.38 x 3.04 maximum)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate integrated double oven, four ring ceramic hob with extractor hood over, integrated dishwasher, fridge and freezer, upvc double glazed windows to the front and rear, tiled floor and opening to the:

Utility Room

6'0" x 4'11" (1.85 x 1.51)

Wall unit with gas boiler supplying domestic hot water and radiators, floor unit with worktop over, plumbing for automatic washing machine, single sink drainer unit, double glazed composite door opening to the rear garden.

First Floor Landing

Access to roof space. Airing cupboard.

Master Bedroom

10'11" x 10'6" (3.33 x 3.21)

Upvc double glazed window to the rear with aspect over Cookson Park. Built in mirror fronted wardrobes with hanging and shelving space. Door to the:

En Suite Shower Room

6'11" x 4'11" (2.11 x 1.50)

Good sized shower cubicle, wall mounted electric shower, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the rear. Extractor fan and heated towel rail.

Bedroom 2

12'5" maximum x 10'0" (3.79 maximum x 3.06)

Wardrobe recess and upvc double glazed window to the rear with aspect over Cookson Park.

Bedroom 3

9'7" x 7'10" maximum (2.93 x 2.41 maximum)

Upvc double glazed window to the front.

Bedroom 4

11'7" x 7'10" (3.54 x 2.39)

Upvc double glazed window to the front.

Family Bathroom

6'7" x 6'4" (2.03 x 1.94)

Comprising panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash hand basin, upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan area laid for ease of maintenance.

PROPERTY DESCRIPTION

To the right hand side is a driveway offering off street parking for two vehicles leading to the:

Garage

16'8" x 8'1" (5.10 x 2.47)

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

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

Rear Garden

The main garden area is laid to lawn with patio area and extends to the left hand side of the property being laid for ease of maintenance and would appear suitable as an additional seating area.

The garden back onto Cookson Park and enjoy a good degree of privacy and a sunny aspect and is a particular feature of this attractive property making a full inspection essential.

Description

The property is situated within easy reach of Tesco supermarket and Burnham-on-Sea town centre and sea front are close by.

This attractive detached house offers well planned, beautifully appointed living accommodation that briefly comprises good sized entrance hall with cloakroom, large lounge running the length of the property, good sized well appointed kitchen/dining room with utility room off. To the first floor there is a good sized landing, master bedroom with en suite shower room, three further bedrooms and family bathroom. The property benefits from gas central heating, upvc double glazed windows, garage with off street parking and enclosed sunny aspect garden to the rear overlooking Cookson Park. Offered in excellent order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco supermarket taking the third exit into Frank Foley Parkway. Take the second turning right into Ben Travers Way and second left into Cookson Close. Proceed down Cookson Close where there is an extension to the cul-de-sac on the left hand side. Proceed into the extension of the cul-de-sac and the property will be found at the end 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

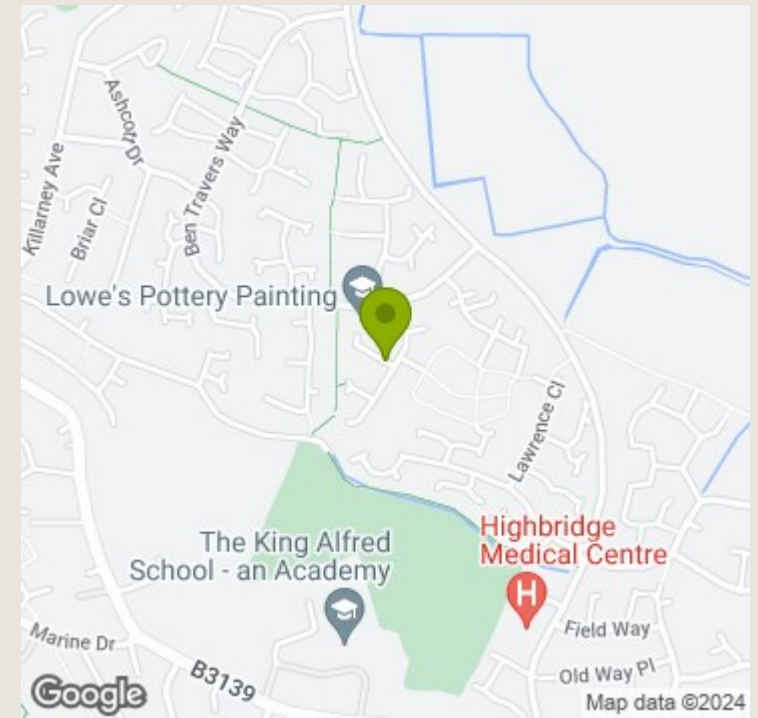








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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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