



11 Frobisher Close

Burnham-On-Sea, TA8 2TX

Price £239,950



# PROPERTY DESCRIPTION

A three bedroom, two reception semi detached house situated in a sought after cul-de-sac location situated close to local amenities.

Entrance hall\* lounge\* dining room\* kitchen\* three bedrooms\* bathroom\* parking\* garden.


## 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Wooden door with glazed side panel to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

16'1" x 11'7" (4.92 x 3.55)

Upvc double glazed window to the rear and part glazed door to the garden. Television point.

### Kitchen

9'9" x 7'9" (2.99 x 2.38)

Fitted with a range of wall and floor units to incorporate gas hob, electric oven with extractor fan, one and a half bowl ceramic sink unit, upvc double glazed window to the front and archway through to the:

### Dining Room

12'11" x 7'5" (3.96 x 2.27)

Upvc double glazed window to the front. Storage cupboard.

### First Floor Landing

Loft access.

### Bedroom 1

12'1" x 9'5" (3.70 x 2.89)

Upvc double glazed window to the rear.

### Bedroom 2

Storage cupboard.

### Bedroom 3

6'8" x 6'2" (2.04 x 1.89)

Upvc double glazed window to the rear.

### Bathroom

6'9" x 5'1" (2.07 x 1.57)

Comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window.

### Outside

To the front of the property is an area of parking.

To the side of the property is a gateway giving access to the:

### Rear Garden

Enclosed with area of lawn.

### Description

This attractive semi detached house is situated in a sought after residential location on the outskirts of Burnham-on-Sea town centre and within easy access of the M5 junction 22 at Edithmead.

The property briefly comprises entrance hall, lounge, separate dining room, kitchen, three first floor bedrooms and bathroom. The property benefits from having upvc double glazed windows, gas central heating, off street parking and enclosed garden to the rear.

### Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco taking the first Exit onto a continuation of Love Lane. Take the first left into Hawley Way and next right into Ramsay Way. Proceed down Ramsay Way where Frobisher Close will be found on the right hand side. Proceed into Frobisher Close and the property will be found at the end of the cul-de-sac on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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:

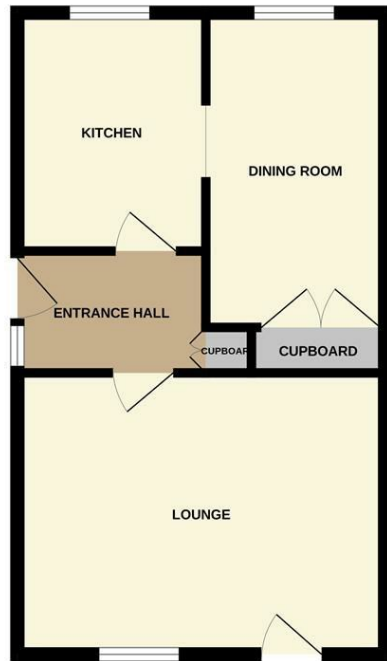
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

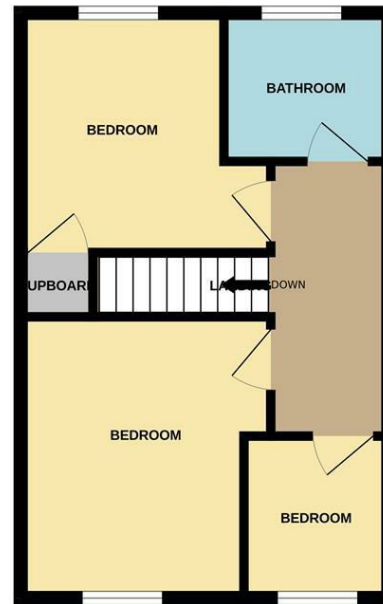
Flood Information:

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

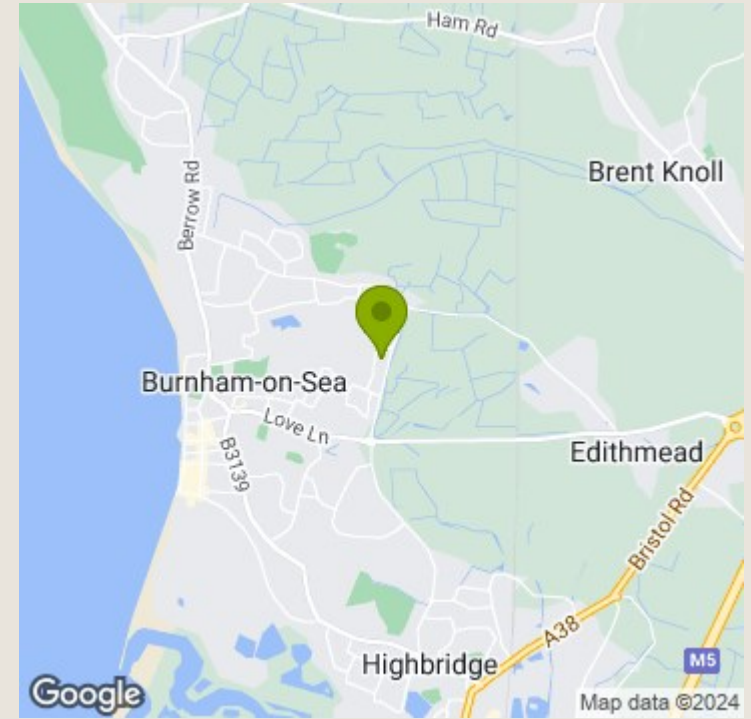
GROUND FLOOR



1ST FLOOR



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 TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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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