



10 St. Pauls Road

Burnham-On-Sea, TA8 2BH

Price £279,950



PROPERTY DESCRIPTION

An opportunity to purchase an attractive, recently modernised, two bedroom, semi-detached bungalow, situated in the highly sought-after 'Saint's area so within walking distance of Burnham on Sea town centre and sea front.

Entrance hall* Lounge* Contemporary re-fitted kitchen with built in appliances Two good-size bedrooms* Re-fitted, modern shower room* Gas fired central heating* Double glazing* Ample parking for numerous vehicles* Car port* Detached garage* Lawned, enclosed gardens to the rear* Must be viewed internally to be fully appreciated

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(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)

Double glazed entrance door with glazed panels to the:

Entrance Hall

Meter cupboard, radiator, access to roof space housing the gas fired boiler.

Lounge

14'8" x 10'3" maximum (4.48 x 3.14 maximum)

Recesses either side of the fireplace, log effect electric fire, double glazed window overlooking the rear garden, radiator.

Kitchen

9'11" x 7'6" (3.04 x 2.29)

Fitted with a range of contemporary units including base cupboards and drawers with matching wall mounted cupboards and contrasting worktops over. Single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated washing machine and dishwasher, freestanding electric oven with four ring hob and extractor hood over, dual aspect double glazed windows overlooking the rear garden and side and double glazed door with obscure glazed panel to the rear garden.

Bedroom 1

11'3" x 10'3" (3.45 x 3.14)

With double glazed window overlooking the front, radiator.

Bedroom 2

10'0" x 8'3" (3.06 x 2.54)

With radiator, double glazed window overlooking the front.

Re-fitted Shower Room

6'1" x 6'1" (1.87 x 1.86)

Comprising corner shower cubicle with sliding doors and wall mounted shower over, vanity wash hand basin with cupboard below, low level w.c. with concealed cistern and vanity worktop above, tiled splashbacks, obscure double glazed window, radiator.

Outside

The front of the property is laid to gravel providing parking.

To the side of the property the driveway provides further parking as well as a car port and gives access to the rear garden.

Rear Garden

Laid to lawn with further gravelled areas.

Detached Single Garage

17'10" x 8'10" (5.45 x 2.71)

With metal up and over door and side personal door.

Description

This attractive, modernised and improved, two bedroom semi detached bungalow has recently undergone a scheme of modernisation works and is situated in the highly sought-after 'Saint's area of Burnham on Sea which is within close proximity of the High Street and sea front in Burnham on Sea.

PROPERTY DESCRIPTION

Improvement works include; re-fitted kitchen with built in appliances, re-fitted shower room with a modern suite, internal doors, new décor and flooring throughout. Outside there is ample parking to the front and side, car port and detached, single garage.

An early inspection to view is highly recommended.

Directions

From the M5 motorway interchange Junction 22 at Edithmead, proceed along the Queens Drive towards Burnham on Sea. Proceed straight across the roundabout onto Love Lane and take the third turning right into St. Mary's Road and first left into St. Paul's Road where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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









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

