



8 Avebury Close

Burnham-On-Sea, TA8 2TU

Price £186,500





# PROPERTY DESCRIPTION

A two bedroom terraced house situated in a sought after cul-de-sac location with the benefit of gas central heating with modern combination boiler, upgraded electrics, upvc double glazed windows, sunny aspect rear garden and off street parking for two vehicles.

Entrance hall\* lounge\* kitchen/diner\* conservatory\* two bedrooms\* bathroom\* upvc double glazed windows\* off street parking\* enclosed low maintenance gardens to the front and rear.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

12'9" x 13'5" maximum (3.90 x 4.09 maximum)

Double glazed window to the front, door to the:

### Kitchen/Diner

13'4" x 6'11" (4.08 x 2.12)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, upvc double glazed window to the rear and upvc double glazed door opening to the:

### Conservatory

11'10" x 7'2" (3.62 x 2.20)

Upvc double glazed construction and two upvc double glazed French doors opening to the rear garden.

### First Floor Landing

Access to roof space.

### Bedroom 1

11'2" x 10'2" (3.42 x 3.12)

Double built in wardrobe and storage cupboard. Upvc double glazed window to the front.

### Bedroom 2

8'5" x 6'7" (2.57 x 2.01)

Upvc double glazed window to the rear.

### Bathroom

6'2" x 5'4" (1.88 x 1.65)

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

### Outside

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

### Rear Garden

Laid for ease of maintenance with rear pedestrian gate leading to the parking area.

The property benefits from off street parking for two vehicles.

### Description

This attractive terraced house is situated in a sought after cul-de-sac location with the benefit of upgraded electrics and modern combination boiler, double glazed windows, good sized conservatory, low maintenance gardens to the front and rear and off street parking for two vehicles.

The property is in need of some cosmetic upgrading and offers an

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individual to put their own mark on this ever sought after deign of property.

Ideal for the first time buyer, buy to let or indeed a retirement home.

## Directions

From the town centre proceed inland along Love Lane and at the roundabout beside Tesco supermarket take a left which is a continuation of Love Lane and then first left into Hawley Way. Proceed down Hawley Way turning first right into Ramsay Way. Proceed down Ramsay Way where Avebury Close will be found on the right hand side. Proceed into the cul-de-sac and the property will be found towards the end on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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](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)

















TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES 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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