



92 Winchester Road
Burnham-On-Sea, TA8 1JD

Price £289,950



PROPERTY DESCRIPTION

A modern, extended, four bedroom, family house, situated in a popular, residential location, with very generous, enclosed gardens to the rear.

Entrance hall* Lounge with feature fireplace surround* Good-size kitchen* Conservatory/dining room* Four first floor bedrooms (the master of which has a walk in dressing room and shower cubicle) Family bathroom and separate w.c.* Gas central heating* Double glazing* Larger than average garage with w.c* Ample parking to the front in the form of gravelled area and driveway* Leisure/games room with wood burner and gas barbeque* Very generous lawned garden to the 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) A			84
(81-91) B			
(69-80) C		73	
(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 entrance door with ornate glazed panel to the:

Entrance Porch

5'6" x 4'5" (1.68 x 1.36)

With double glazed window overlooking the front. Double glazed entrance door and side panel with glazed obscured panels to the:

Entrance Hall

With meter cupboard, radiator and stairs rising to the first floor.

Lounge

13'4" x 12'4" maximum (4.08 x 3.76 maximum)

Radiator, double glazed window overlooking the front, feature tiled fireplace surround with inset electric fire with space above suitable for television, understair storage cupboard, door to the:

Kitchen

15'6" x 8'8" (4.73 x 2.65)

With tiled floor and a range of matching base cupboards and drawers with matching wall mounted cupboards. Contrasting worktops with one and a half bowl stainless steel sink unit, space for dishwasher, tall larder cupboard, space for large fridge/freezer, further breakfast bar/worktop with radiator under, double glazed window overlooking the rear garden and large square opening to the:

Conservatory/Dining Room

15'2" x 6'8" (4.64 x 2.04)

With radiator, double glazed windows to two sides and high level obscured double glazed windows. French doors to the rear garden. Space for dining table and chairs.

First Floor Landing

Access to roof space. Cupboard with shelving.

Master Bedroom

10'7" x 10'5" (3.23 x 3.19)

With radiator, double glazed window to the front and opening to the:

Dressing Room Area and En Suite

7'10" overall x 6'4" (2.41 overall x 1.94)

With heated towel rail, hanging space, tiled shower cubicle with wall mounted shower, wall mounted wash hand basin, tiled floor and high level obscure double glazed window.

Bedroom 2

11'4" x 9'0" maximum (3.46 x 2.75 maximum)

Radiator and double glazed window overlooking the rear.

Bedroom 3

10'2" x 8'0" (3.11 x 2.46)

Radiator, double glazed window overlooking the front.

Bedroom 4/Office

6'9" x 6'5" (2.08 x 1.98)

With built in single bed, radiator and double glazed window overlooking the front.

Bathroom

6'2" x 5'0" (1.89 x 1.53)

Panelled bath with Triton wall mounted shower over and glazed shower screen, pedestal wash hand basin, tiled floor and tiled walls, high level obscured double glazed window, heated towel rail.

Separate WC

5'1" x 3'4" (1.56 x 1.04)

With low level w.c., vanity wash hand basin set into tiled worktop with cupboard below and obscure double glazed window.

Outside

The front of the property has been laid to a generous area of gravel providing parking and

PROPERTY DESCRIPTION

surrounded by hedging.

Driveway to the side provides further parking and access to the:

Larger than average Garage

19'11" x 10'7" (6.08 x 3.23)

With metal up and over door, sink and partitioned area where there is a WC, plumbing for washing machine, power and light.

Rear personal door giving access to the rear garden.

Rear Garden

A particular feature of the property and is laid mainly to lawn with raised flower beds and borders. Surrounded by timber fencing and hedging. Fruit trees, timber built bar and patio seating area. Two timber garden sheds and storage area.

There is a further area of decking outside the conservatory together with a good sized patio area.

Outside water tap.

Leisure/Games Room

16'9" x 13'8" (5.13 x 4.19)

With a decking base and inside a gas fired barbeque and wood burner.

Description

This modern, extended, four bedroom semi detached house would appear to be ideal for the growing family. With balanced accommodation both to the ground and first floors the property is much enhanced by the size of garden to the rear. Inside, there is a lounge to the front, good-size kitchen with opening into the conservatory/dining room. Upstairs, the property offers four bedrooms (the master of which has a walk in dressing area with shower cubicle.

The front area of garden is gravelled to provide ample parking along with the driveway which leads to a generous, larger than average garage with useful wc and wash hand basin. The rear garden is laid mainly to lawn with patio areas, decking, timber-built bar and two storage sheds. The current vendors have created a leisure/games room in which there is a gas barbeque and wood burner – a perfect space for all-weather entertaining!

An early inspection to view is thoroughly recommended.

Directions

From the Esso Garage at the top of Love Lane, proceed in an easterly direction along Love Lane, taking the third turning left into St. Peter's Road. Take the second turning right into Winchester Road and first left into Gloucester Road. Continue to the end of Gloucester Road and bear left where number 92 Winchester Road will be round near the head of the cul de sac 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

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

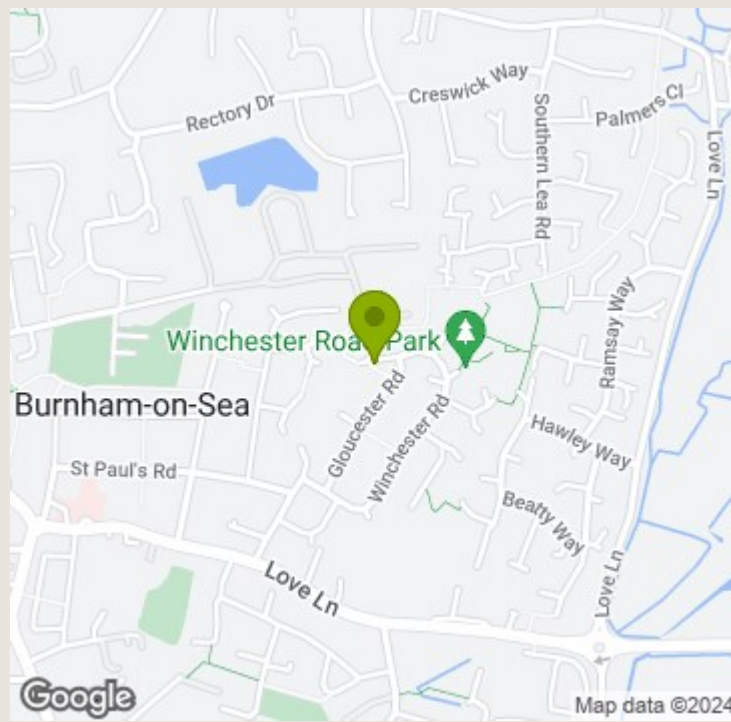
Flood Information:

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

