



17 Pizey Avenue

Burnham-On-Sea, TA8 2HS

Price £365,000



PROPERTY DESCRIPTION

An extended and upgraded beautifully presented semi detached chalet style house backing onto Burnham sand dunes within a short walk of the footpath leading directly to the beach.

The property offers a rare opportunity to purchase a highly flexible home that must be seen to be fully appreciated.

Entrance hall* cloakroom/shower room* lounge/dining room* study/bedroom4* extended kitchen/breakfast room* two first floor bedrooms with bedroom 3/dressing room accessed from the master bedroom* family bathroom* upvc double glazed windows* gas central heating* garage* off street parking* enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard. Karndean flooring.

Shower Room

10'7" x 2'6" (3.24 x 0.78)

With low level access shower, close coupled w.c., vanity wash hand basin with cupboards below, roof light and Karndean flooring.

Lounge/Dining room

Lounge Area

17'2" x 10'8" (5.25 x 3.27)

Upvc double glazed bow window to the front with aspect towards the inland lighthouse.

Upvc double glazed window to the side, feature fire surround with open hearth, Karndean flooring, television point and archway to the:

Dining Area

10'5" x 7'5" (3.20 x 2.28)

Karndean flooring and upvc double glazed window to the rear.

Study/Bedroom 4

10'11" x 6'4" (3.35 x 1.94)

Upvc double glazed window to the front.

Kitchen/Breakfast Room

21'5" x 12'7" maximum (6.55 x 3.84 maximum)

Recently fitted with an attractive range of wall and floor units to incorporate single sink drainer unit, plumbing for automatic washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, electric cooker point, extractor hood over, pantry, large roof light, upvc double glazed window to the rear and two upvc double glazed

French doors opening to the rear garden.

First Floor Landing

Access to roof space.

Bedroom 1

11'11" x 10'5" (3.64 x 3.20)

Upvc double glazed window to the rear with aspect over the sand dunes. Sliding door to the:

Dressing Room/Bedroom 3

10'5" maximum x 10'4" (3.20 maximum x 3.15)

With part restricted headroom, double glazed Velux window.

This room would appear suitable for numerous alternative uses as well as an occasional bedroom.

Bedroom 2

10'7" x 9'4" (3.25 x 2.87)

Upvc double glazed window with aspect towards the inland lighthouse.

Bathroom

10'9" x 5'8" (3.30 x 1.73)

Fitted with a modern suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled w.c. Tiled walls and upvc double glazed window with aspect to the sand dunes to the rear.

Outside

To the front of the property is an open plan garden laid principally to lawn with bushes and shrubs.

To the left hand side of the property is a driveway offering off street parking for three/four vehicles leading to the:

PROPERTY DESCRIPTION

Garage

With up and over door, light and power.

Side gate gives access to the:

Small Enclosed Garden

Laid for ease of maintenance backing onto Burnham sand dunes. Access gate to the rear.

Description

Pizey Avenue is in a convenient location to the north of Burnham-on-sea and the property backs onto the Burnham sand dunes and is a short walk away from a footpath leading across the dunes to the miles of sandy beach.

The property has been extended, upgraded and improved and offers highly flexible living accommodation with potentially up to four bedrooms should it be required.

The accommodation briefly comprises good sized entrance hall with cloakroom/shower room off, lounge/dining room, study/bedroom 4, extended well appointed kitchen/breakfast room. To the first floor there is a landing, master bedroom with useful room off which could be used as a dressing room or occasional bedroom should it be required and there is also a further bedroom and good sized family bathroom.

The property benefits from upvc double glazed windows, gas central heating, garage, off street parking and low maintenance garden to the rear.

The whole is offered in excellent order throughout.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso

service station proceed in a northerly direction along Berrow Road for approximately one third of a mile taking a left turn into Trinity Rise. Proceed down Trinity Rise bearing to the right into Pizey Avenue. Proceed to the end of the cul-de-sac where the property will be found on the left 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

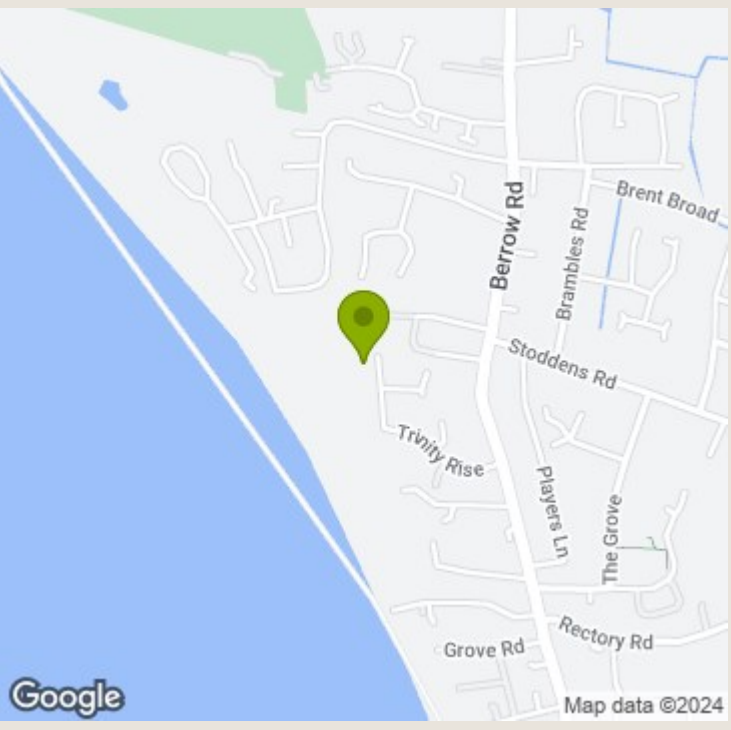
Flood Information:

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









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

01278 793700

sales@berrymansproperties.net

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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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