



26 Bathurst Close

Burnham-On-Sea, TA8 2SZ

Price £375,000

 **BERRYMAN'S**



# PROPERTY DESCRIPTION

An exceptional four bedroom detached house situated in an attractive plot that has been substantially upgraded and reconfigured to offer well planned, well appointed living accommodation that must be seen to be fully appreciated.

Entrance hall\* lounge\* beautifully appointed kitchen/dining room with utility room and cloakroom off\* conservatory\* first floor landing\* four bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* garage with remote controlled door\* low maintenance sunny aspect garden to the rear. Offered in excellent decorative order throughout.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Double glazed composite door opening to the:

### Entrance Hall

Integral door to the garage and access to the:

### Lounge

16'7" maximum x 13'8" (5.08 maximum x 4.17)

Upvc double glazed bay window to the front, stairs rising to the first floor, feature flooring, television point and understair recess.

### Kitchen/Dining Room

16'11" x 9'1" (5.18 x 2.77)

Extensively re-fitted with an attractive range of wall and floor units with ceramic one and a half bowl drainer sink unit, integrated double oven and gas hob with extractor fan. Integrated dishwasher, space for fridge/freezer, feature flooring, upvc double glazed window to the rear.

In the dining area is an integrated bench seat with open fronted storage to either side, feature flooring.

To the rear of the dining area access to the:

### Conservatory

10'0" x 8'0" (3.07 x 2.45)

Part brick and part upvc double glazed construction with year round roof. Two upvc double glazed French doors opening to the rear garden.

### Utility Room

5'1" x 5'1" (1.57 x 1.55)

Accessed from the kitchen and re-fitted with matching range of units with space for tumble dryer and automatic washing machine. Upvc double glazed door to outside.

### Cloakroom

Comprising close coupled w.c., corner vanity wash hand basin with cupboards below and upvc double glazed obscured window to the side.

### First Floor Landing

Access to roof space via substantial wooden ladder. The roof space is part boarded with light and housing the gas combination boiler supplying domestic hot water and radiators.

### Master Bedroom

13'3" x 10'4" (4.06 x 3.15)

Built in double mirror fronted wardrobe, upvc double glazed window to the front and door to the:

### En Suite Shower Room

5'8" x 4'4" (1.75 x 1.33)

Fitted with an upgraded suite comprising corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, shaver point, extractor fan, heated towel rail and upvc double glazed obscured window.

### Bedroom 2

11'8" x 8'7" (3.56 x 2.62)

Upvc double glazed window to the front. Built in storage cupboard.

### Bedroom 3

8'11" x 8'9" (2.74 x 2.67)

Built in wardrobe and upvc double glazed window to the rear.

### Bedroom 4

9'3" x 6'9" (2.84 x 2.08)

Upvc double glazed window to the rear.

# PROPERTY DESCRIPTION

## Family Bathroom

6'5" x 5'6" (1.96 x 1.7)

Fitted with a modern suite comprising panelled bath with shower attachment and shower over, vanity wash hand basin with cupboards below, close coupled w.c., extractor fan, part tiled walls, shaver point 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.

To the front of the property is a driveway offering off street parking for two vehicles which gives access to the:

## Garage

16'11" x 7'9" (5.17 x 2.38)

With remote control roller door. Light and power.

Side gate gives access to the:

## Rear Garden

Laid for ease of maintenance offering a good degree of privacy and a sunny aspect.

## Description

This attractive detached property is situated in a sought after cul-de-sac location within a short drive of the town centre and sea front.

The property has been upgraded and improved to offer well planned, beautifully appointed living accommodation that briefly comprises entrance hall with access door to the garage, lounge with upvc double glazed bay window to the front and opening to the beautifully appointed kitchen/dining room which has recently been re-fitted with matching utility room and cloakroom off. To the rear of the dining area is an all year round conservatory. To the first floor there is a landing, four bedrooms, with the master

bedroom having an en suite shower room and a family bathroom.

The property benefits from gas central heating with a modern combination boiler, upvc double glazed windows, garage with remote control roller door and low maintenance sunny aspect garden to the rear.

The whole is offered in excellent order throughout making a full inspection essential.

## Directions

From the centre of Burnham-on-Sea proceed along Love Lane to the roundabout beside Tesco taking the first exit which is a continuation of Love Lane. Take the second left into Ramsay Way and the next right into Bathurst Close. Proceed down Bathurst Close bearing to the right and the property will be found on the right.

## 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](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

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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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