



35 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £225,000



PROPERTY DESCRIPTION

A three/four bedroom older style terraced house situated within a short walk of Burnham-on-Sea town centre and sea front.

Entrance hall* lounge* dining room/bedroom 4* recently re-fitted kitchen/diner* first floor landing* three first floor bedrooms* bathroom with both bath and shower* separate w.c.* upvc double glazed windows* gas central heating* upgraded electrics* courtyard garden to the rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
EU Directive 2002/91/EC	
England & Wales	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

13'11" maximum x 12'2" (4.26 maximum x 3.71)

Upvc double glazed bay window to the front, wall light points.

Dining Room/Bedroom 4

14'9" maximum x 9'9" maximum (4.51 maximum x 2.98 maximum)

L shaped with upvc double glazed window to the rear. Chimney breast with recess.

Kitchen/Diner

Kitchen Area

10'3" x 7'0" (3.13 x 2.15)

Fitted with a recently upgraded range of units to incorporate integrated oven, hob and extractor fan, integrated fridge/freezer, plumbing for washing machine and dishwasher and upvc double glazed window to the side.

Dining Area

10'3" x 9'9" (3.13 x 2.98)

Cupboard housing the combination gas boiler supplying domestic hot water and radiators. Understair storage cupboard and upvc double glazed obscured door to outside.

First Floor Landing

Access to loft space.

Bedroom 1

12'9" x 9'11" (3.90 x 3.03)

Wall light points, feature fire surround and upvc double glazed window to the front.

Bedroom 2

10'6" x 9'9" (3.22 x 2.99)

Feature fire surround and upvc double glazed window to the rear.

Bedroom 3

9'11" x 5'0" (3.04 x 1.53)

Upvc double glazed window to the front.

Bathroom

9'9" x 7'1" (2.99 x 2.18)

Comprising corner bath, separate shower cubicle, pedestal wash hand basin and upvc double glazed window to the rear.

Separate w.c.

Close coupled w.c., upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary wall with gate giving access to the front area of garden which is laid for ease of maintenance.

Courtyard Garden

Laid for ease of maintenance with outside tap and rear pedestrian access.

PROPERTY DESCRIPTION

Description

The property is situated in a short road of other similar properties within a short walk of the town centre and sea front.

The property is in a convenient location close to local supermarkets, schools etc and briefly comprises entrance hall, lounge, dining room/bedroom 4 with good sized kitchen/diner to the rear. The kitchen has recently been upgraded. To the first floor there is a landing, three bedrooms, good sized bathroom with bath and separate shower and there is also a separate w.c.

The property benefits from upvc double glazed windows, gas central heating with modern combination boiler, certified electricians and has a low maintenance courtyard garden to the rear.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street and prior to the Catholic Church on the right hand side take a right turn into Lynton Road. Proceed down Lynton Road where the property will be found on the right 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

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

