



4 Grenville Road

Burnham-On-Sea, TA8 2TL

Asking Price £225,000





# PROPERTY DESCRIPTION

An upgraded and improved two bedroom terraced house situated in a highly sought after location with the benefit of a garage and low maintenance garden to the rear.

Must be seen to be fully appreciated.

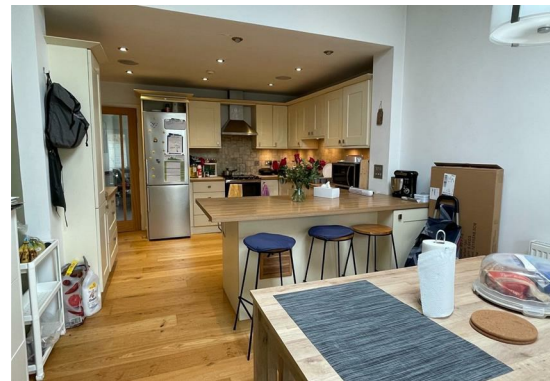
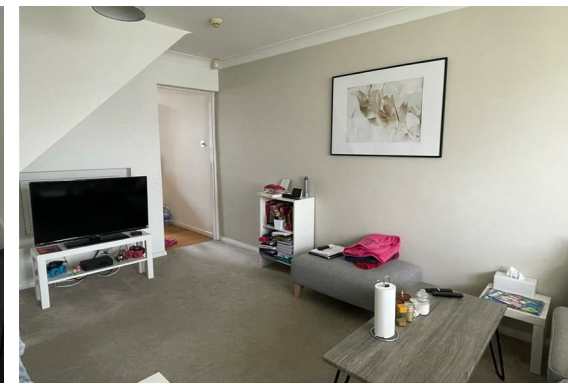
Entrance hall\* lounge\* extended kitchen/dining room\* two double bedrooms\* upgraded bathroom\* garage\* off street parking.

## 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>89</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

Storage cupboard.

### Lounge

15'10" x 11'3" (4.84 x 3.45)

Upvc double glazed window to the front and stairs rising to the first floor.

### Kitchen/Dining Room

21'6" x 10'2" (6.56 x 3.10)

The kitchen area is fitted with an attractive range of wall and floor units to incorporate single drainer sink unit, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, space for electric cooker, extractor fan, recessed spotlights, breakfast bar and wide opening through to the dining area with double glazed roof light and bi-fold doors opening to the rear garden.

### First Floor Landing

Access to roof space.

### Bedroom 1

11'4" x 8'11" (3.46 x 2.74)

Upvc double glazed window to the rear and double built in wardrobe.

### Bedroom 2

9'3" x 7'10" (2.82 x 2.39)

Built in wardrobes and upvc double glazed window to the front.

### Bathroom

7'11" x 4'6" (2.42 x 1.39)

Comprising panelled bath with rain head and hand held shower over, pedestal wash hand basin and close coupled w.c. Heated towel rail, storage recess and extractor fan.

### Outside

To the front of the property is an open plan garden area laid to lawn.

### Rear Garden

Enclosed rear garden with patio and artificial lawn.

### Garage

Located a short distance from the property is designated parking space.

The garage is located within a small compound with an up and over door.

### Description

This two bedroom terraced house has been upgraded, extended and improved to offer well planned, beautifully appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, lounge, extended and well appointed kitchen/dining room. To the first floor there is a landing, two bedrooms both having built in wardrobes and an upgraded bathroom.

The property benefits from gas central heating, upvc double glazed windows, garage and designated off street parking for one car.

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## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take a left a continuation of Love Lane and first left again into Hawley Way. Proceed to the end of Hawley Way turning left into Grenville Road. Proceed down Grenville Road and the property will be found at the end of the road on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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.
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

