



47 Wilde Close

Burnham-On-Sea, TA8 1RL

Price £335,000

 **BERRYMAN'S**



# PROPERTY DESCRIPTION

Attractive four bedroom detached house situated in a sought after cul-de-sac location within close proximity of local amenities.

Entrance hall\* cloakroom\* lounge/dining room\* conservatory\* kitchen\* four bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* enclosed rear garden.

## 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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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 to the:

### Entrance Hall

Stairs rising to the first floor, tiled floor and understair storage cupboard.

### Cloakroom

Comprising close coupled w.c., wash hand basin and double glazed obscured window to the front.

### Lounge/Dining room

#### Lounge Area

15'2" x 10'10" (4.63 x 3.31)

Feature wood burner effect fire, television point, double glazed French doors and matching side panels opening to the conservatory. Large archway to the:

#### Dining Area

12'0" x 8'0" (3.68 x 2.46)

Upvc double glazed window to the rear. Door to the kitchen.

### Conservatory

11'5" x 10'9" (3.48 x 3.29)

Of part brick and part upvc double glazed construction. Tiled floor, two upvc double glazed French doors opening to the rear garden.

### Kitchen

14'4" x 7'4" (4.37 x 2.24)

Fitted with an attractive range of wall and floor units to incorporate integrated eye level double oven, gas hob, extractor fan, plumbing for automatic washing

machine and dishwasher, drainer sink unit, space for tumble dryer, upvc double glazed window to the front, upvc double glazed door to outside.

### First Floor Landing

Access to roof space and airing cupboard.

### Master Bedroom

11'6" x 9'4" plus door recess (3.51 x 2.87 plus door recess)

Upvc double glazed window to the front, two double built in wardrobes.

### En Suite Shower Room

Comprising tiled shower cubicle, close coupled w.c. with concealed cistern, vanity wash hand basin with storage cupboard below, tiled floor and upvc double glazed window to the side.

### Bedroom 2

9'5" x 8'0" (2.89 x 2.45)

Two double built in wardrobes, upvc double glazed window to the front.

### Bedroom 3

13'8" maximum x 8'0" (4.19 maximum x 2.46)

Upvc double glazed window to the rear.

### Bedroom 4

11'7" x 9'6" (3.54 x 2.92)

Upvc double glazed window to the rear.

### Bathroom

6'8" x 5'2" (2.05 x 1.59)

Comprising panelled bath with shower over, close coupled w.c., pedestal wash hand basin, tiled floor, upvc double glazed obscured window to the side.

# PROPERTY DESCRIPTION

## Outside

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

To the side of the property is a driveway offering off street parking and leading to the:

## Single Integral Garage

With up and over door, light and power.

To the left hand side of the property is a pathway and gate opening to the:

## Rear Garden

Enclosed with lawn area, raised decking area, outside tap and outside light.

## Description

This attractive detached house is of a popular design and is situated within a cul-de-sac location comprising entrance hall with cloakroom, lounge/dining room with good sized conservatory off, well appointed kitchen with four bedrooms, the master having an en suite shower room and family bathroom to the first floor. The property further benefits from having a garage, off street parking and enclosed garden to the rear.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane and at the roundabout beside Tesco supermarket take a right into Frank Foley Parkway. Take the second right into Ben Travers Way. Proceed down Ben Travers Way and Wilde Close will be

the second turning on the right. Proceed down Wilde Close turning first right into an extension of the Close and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered or not. Must state.
- 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)





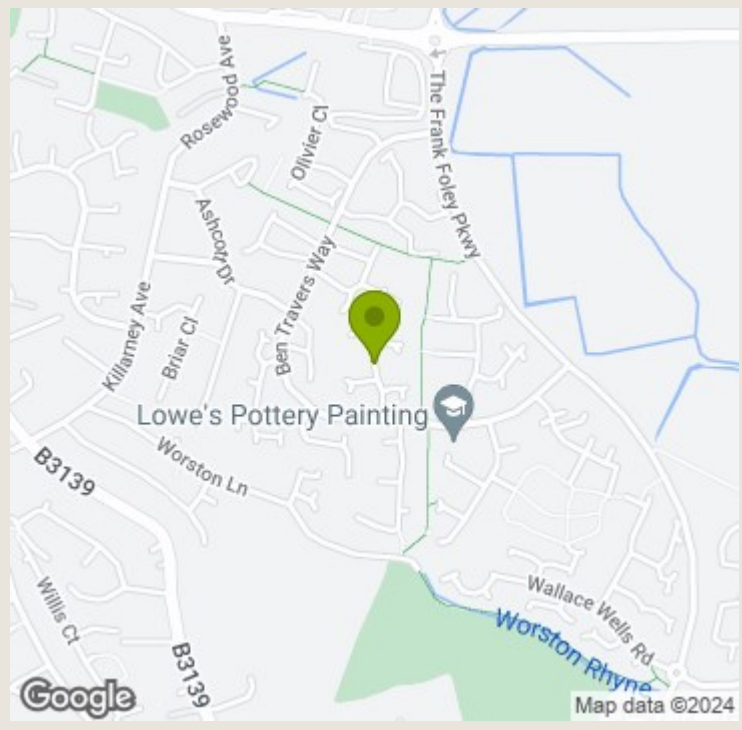












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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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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