



11 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

Price £275,000



# PROPERTY DESCRIPTION

A three bedroom detached house situated in the highly sought after residential location to the north of Burnham-on-Sea in need of general modernisation and improvement.

Entrance hall\* good sized L shaped lounge\* separate dining room\* kitchen\* three bedrooms\* bathroom\* gas central heating\* modern combination boiler\* upvc double glazed windows\* garage (currently subdivided)\* off street parking for three vehicles.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(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 with matching side panel to the:

### Entrance Hall

Stairs rising to the first floor.

### Lounge

15'1" maximum x 13'11" maximum (4.62 maximum x 4.25 maximum)

L shaped with understair storage cupboard, upvc double glazed patio doors to the rear garden and further upvc double glazed window to the rear.

### Dining Room

11'3" x 7'10" (3.43 x 2.4)

Upvc double glazed window to the front. Door to the:

### Kitchen

11'1" x 7'1" (3.4 x 2.18)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, gas and electric cooker point, wall mounted Worcester gas boiler supplying domestic hot water and radiators.

Upvc double glazed window to the front.

### First Floor Landing

Access to roof space.

### Master Bedroom

15'5" x 11'5" (4.72 x 3.48)

Two upvc double glazed windows to the front.

### Bedroom 2

11'5" x 8'10" (3.48 x 2.70)

Upvc double glazed window to the rear.

### Bedroom 3

11'5" x 6'5" (3.48 x 1.96)

Upvc double glazed window to the rear.

### Bathroom

8'6" x 5'10" (2.6 x 1.8)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side. Airing cupboard.

### Outside

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

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

### Garage Area 1 (Store Area)

9'3" x 8'2" (2.82 x 2.49)

With up and over door.

Accessed from the upvc double glazed door in the rear garden is the second part of the garage (workshop/home office)

### Garage Area 2 (Workshop/Home Office)

8'2" x 6'2" (2.49 x 1.90)

With light and upvc double glazed window to the rear.

# PROPERTY DESCRIPTION

## Rear Garden

The rear garden is enclosed measuring approximately 40ft in length by 25ft in width laid to lawn with pond.

The garden enjoys a sunny aspect and is a particular feature of this family home.

An early application to view is essential.

## Description

This ever popular style of detached house is situated in a highly sought after residential location to the north of Burnham-on-Sea.

The property is in need of general modernisation and improvement and offers the opportunity for an individual to put their own mark on this attractive family home.

The property briefly comprises entrance hall, good sized L shaped lounge, separate dining room with kitchen off and to the first floor there are three bedrooms and family bathroom.

The property benefits from having gas central heating, upvc double glazed windows, garage which is currently sub divided internally and off street parking for two/three vehicles. There is also an attractive sunny aspect 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 in a northerly direction along Berrow Road passing the inland Lighthouse on the left hand side. Take a right turn into Shelley Drive and left into Coleridge Gardens. Proceed down Coleridge Gardens where the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating (not tested)
- 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)

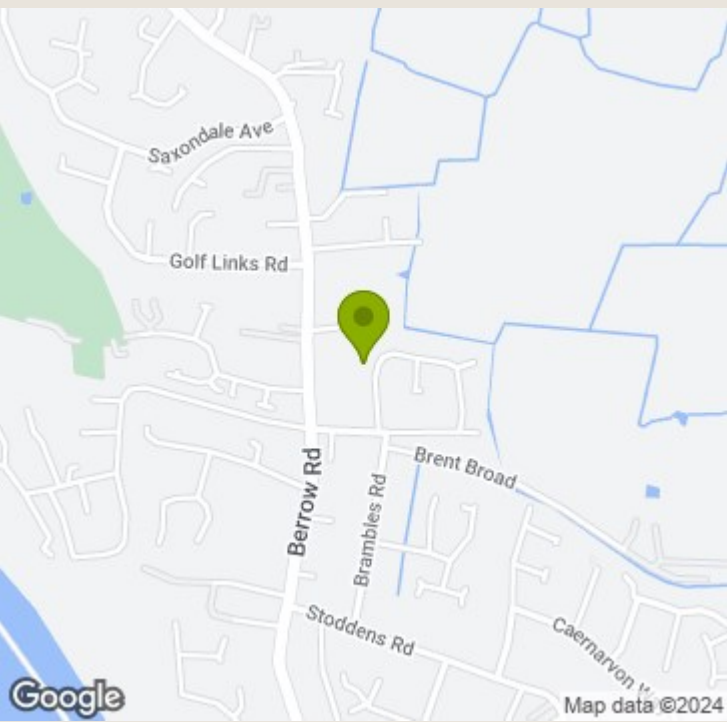
Flood Information:

[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

**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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