



20 Lynton Road

Burnham-On-Sea, TA8 1PW

Price £290,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Attractive four bedroom, two/three reception semi detached house, situated in a sought after residential location within walking distance of Burnham-On-Sea town centre and Sea front.

Entrance porch* Entrance Hall* Lounge* Sitting Room* Kitchen dining room with utility and cloakroom off* Four first floor bedrooms* Master En-suite shower room* Family bathroom* Upvc double glazed windows* Gas central heating* Great character and charm* Rare opportunity must be seen.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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)

Wooden entrance door to the:

Entrance Porch

Tiled floor and further part glazed door to the:

Entrance Hall

With dog leg staircase rising to the first floor landing.

Living Room

16'2" maximum x 10'0" (4.95 maximum x 3.07)

Upvc double glazed bay window to the front, feature fire surround with open hearth and inset tiles, television point, cornice ceiling, picture rail and stripped wooden floor.

Sitting Room

16'1" maximum x 11'3" (4.92 maximum x 3.43)

Upvc double glazed bay window to the front, feature fireplace with wall mounted electric fire, cornice ceiling, picture rail, stripped wooden flooring.

Kitchen/Dining Room

Kitchen Area

11'11" x 8'1" (3.65 x 2.47)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated eye level oven, microwave, hob and extractor fan. One and a half bowl drainer sink unit, plumbing for dishwasher, tiled floor and upvc double glazed window to the rear. Wide opening to the:

Dining Area

11'7" x 9'11" maximum (3.55 x 3.04 maximum)

Storage cupboards, tiled floor and upvc double glazed doors to outside.

Utility Room

Plumbing for automatic washing machine, space for tumble dryer with work surface over, wall mounted Worcester boiler supplying domestic hot water and radiators, tiled walls, stripped wooden floor and door to the:

Cloakroom

Close coupled w.c. and tiled floor.

First Floor Galleried Landing

Built in linen cupboard with fitted shelving. Large walk in storage cupboard with light, access to part boarded roof space which measures approximately 25ft by 12ft with part restricted headroom, light and retractable ladder.

Master Bedroom

13'5" x 10'2" (4.11 x 3.10)

Two upvc double glazed windows to the front, stripped wooden flooring, cornice ceiling, door to the:

En Suite Shower Room

6'5" x 5'7" (1.97 x 1.71)

Large shower cubicle with rainhead and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c., tiled walls, heated towel rail, upvc double glazed obscured window to the front.

Bedroom 2

13'5" x 9'3" (4.11 x 2.84)

Two upvc double glazed windows to the front, feature cast iron fireplace, cornice ceiling, stripped wooden floor.

Bedroom 3

11'5" x 9'5" (3.50 x 2.89)

Upvc double glazed window to the rear and two double built in wardrobes. Stripped wooden floor.

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Bedroom 4

8'4" x 7'8" (2.56 x 2.36)

Upvc double glazed window to the rear.

Family Bathroom

Comprising panelled bath with mixer tap and shower over with screen, vanity wash hand basin with cupboards below, close coupled w.c, extractor fan and heated towel rail.

Outside

To the front of the property is a boundary wall with gate giving access to a front pathway leading to the front door.

The garden is laid for ease of maintenance.

Rear Courtyard Garden

Laid for ease of maintenance and enjoying a sunny aspect.

Description

This attractive older style semi detached house briefly comprises of entrance porch to imposing entrance hall with stairs rising to first floor, it has a lounge, sitting room, well appointed kitchen/dining room off, utility room and cloakroom. To the first floor there is a good size landing, four bedrooms with the master having a En suite shower room, family bathroom.

The property benefits from having Upvc double glazed windows, gas central heating, low maintenance sunny aspect garden to rear. Any application to view is strongly recommended by the vendors selling agent.

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 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 or not
- 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

