



6 Mountbatten Close

Burnham-On-Sea, TA8 2HT

Price £325,000



PROPERTY DESCRIPTION

An immaculately presented, extended, three bedroom semi detached house situated in a highly sought after cul-de-sac location within a short walk of a footpath leading to the miles of sandy beach.

Entrance hall* cloakroom* lounge/dining room* kitchen with utility room off* three first floor bedrooms* shower room* upvc double glazed windows* gas central heating* garage* off street parking* attractive enclosed garden to the rear. Highly sought after location. Must be seen.

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			84
(81-91) B			
(69-80) C	70		
(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 to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Cloakroom

Close coupled w.c. pedestal wash hand basin, upvc double glazed obscured window to the front.

Lounge/Dining Room

Lounge Area

14'11" x 10'5" (4.55 x 3.20)

Feature fire surround, gas fire, wall light points, upvc double glazed bay window to the front. Archway to the:

Dining Area

8'11" x 7'11" (2.74 x 2.43)

Upvc double glazed window to the side and upvc double glazed patio door to the rear garden.

Kitchen

8'10" x 8'5" (2.70 x 2.59)

Re-fitted with an attractive range of wall and floor units with unit underlighters, integrated eye level oven, gas hob with extractor fan, plumbing for dishwasher, space for fridge, single sink drainer unit, window to the rear and multi pane door to the:

Utility Room

9'4" x 7'8" (2.87 x 2.35)

Belfast sink with work surface surround, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, roof light, upvc double glazed windows to the side and rear. Upvc double glazed door to outside.

First Floor Landing

Access to roof space. Cupboard housing the boiler supplying domestic hot water and radiators.

Master Bedroom

12'0" x 9'9" (3.66 x 2.99)

Upvc double glazed window to the front. Built in double wardrobe.

Bedroom 2

10'1" x 8'5" (3.08 x 2.57)

Built in wardrobe and upvc double glazed window to the rear with aspect towards the inland lighthouse.

Bedroom 3

9'1" maximum x 6'9" (2.78 maximum x 2.07)

Built in storage cupboard and upvc double glazed window to the front.

Shower Room

8'1" x 5'1" (2.48 x 1.55)

Good sized shower enclosure, close coupled w.c., pedestal wash hand basin, heated towel rail, upvc double glazed obscured window to the rear.

Outside

To the front of the property is an attractive open plan garden laid for ease of maintenance with bushes and shrubs.

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

Garage

16'5" x 7'8" (5.01 x 2.35)

With upvc double glazed door to the side. Light and power.

PROPERTY DESCRIPTION

To the right hand side of the property is a pedestrian access gate leading to the:

Rear Garden

Enclosed and enjoying a good degree of privacy. Patio area, lawn area and borders containing shrubs and bushes.

Outside light and outside tap.

The garden enjoys an aspect towards the inland lighthouse.

Description

Mountbatten Close is a highly sought after, much requested cul-de-sac situated to the north of Burnham-on-Sea.

The property is located a short walk from the footpath leading across the sand dunes to the miles of sandy beach.

The property is offered in excellent order throughout having been extended to the rear and briefly comprises entrance hall with cloakroom, lounge/dining room, well appointed kitchen with good sized utility room off. To the first floor there are three bedrooms, upgraded shower room. The property has upvc double glazed windows, gas central heating, garage, off street parking, attractive enclosed garden to the rear with an aspect towards the inland lighthouse. Offered in excellent order throughout 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 for approximately one third of a mile taking a left into Trinity Rise. Proceed down Trinity Rise bearing to the right into Pizey Avenue. Proceed down Pizey Avenue and then right into

Mountbatten Close. Take a left at the end of the cul-de-sac and the property will be found in front of you.

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.
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