



54 St. Marys Road

Burnham-On-Sea, TA8 2BA

Price £395,000



# PROPERTY DESCRIPTION

A three/fur bedroom detached bungalow situated in the highly sought after "Saints" area of Burnham-on-Sea being within a short walk of the town centre and sea front.

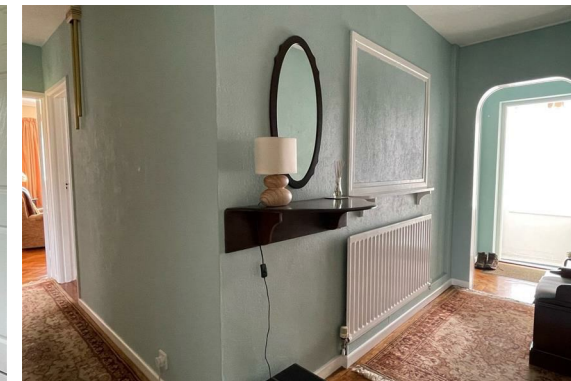
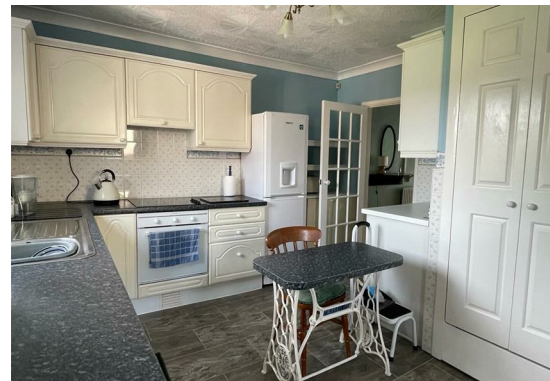
Entrance hall\* lounge\* kitchen/breakfast room\* utility room\* cloakroom\* dining room/bedroom3\* study/Bedroom4\* two further bedrooms\* wet room\* upvc double glazed windows\* gas central heating\* garage/workshop\* off street parking for numerous vehicles\* attractive enclosed garden to the rear. Offered in good decorative order and must be seen.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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 Porch

Opening to the:

### Entrance Hall

Variety of storage cupboards, access to roof space, Parquet flooring.

### Lounge

17'8" maximum x 11'6" (5.41 maximum x 3.53)

Upvc double glazed bay window to the front, Parquet flooring, upvc double glazed window to the side and tiled open hearth.

### Kitchen/Breakfast Room

13'6" x 11'5" (4.13 x 3.50)

Fitted with an extensive range of wall and floor units to incorporate single sink drainer unit, integrated electric oven and hob and extractor fan. Space for fridge/freezer, pantry, storage cupboard, upvc double glazed window to the rear and door to the:

### Utility Room

6'4" x 5'10" (1.94 x 1.80)

Wall mounted gas boiler, plumbing for washing machine, space for tumble dryer, wall and floor unit and upvc double glazed door to outside. Wooden double glazed window to rear and door to the:

### Cloakroom

Low level w.c., wash hand basin and window to the side.

## Dining Room/Bedroom 3

12'5" x 9'9" (3.81 x 2.98)

Upvc double glazed window to the front.

## Study/Bedroom 4

9'6" x 9'6" (2.91 x 2.90)

Upvc double glazed door with matching side panels to outside. Ramped access to the rear garden. Built in storage cupboard.

## Bedroom 1

11'6" x 10'7" (3.51 x 3.23)

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

## Bedroom 2

11'6" x 9'7" (3.52 x 2.94)

Open fronted wardrobes and upvc double glazed window to the front.

## Wet Room

6'6" x 6'0" (1.99 x 1.83)

Comprising shower area, vanity wash hand basin with cupboards below and to the side, close coupled w.c., upvc double glazed obscured window to the side.

## Outside

To the front of the property is a boundary wall with an area of garden laid for ease of maintenance with numerous bushes, shrubs, trees etc.

To the left hand side of the property is a long driveway which leads to the:

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## Garage/Workshop

18'4" x 11'0" maximum (5.59 x 3.37 maximum)

Up and over door, light and power. Personal access door to the garden.

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

## Rear Garden

The rear garden is a particular feature of this property with a good sized patio area.

To the rear of the property is a concrete ramp giving access to the study/bedroom4.

The main garden area is laid to lawn with two garden sheds and borders containing numerous shrubs and bushes. Greenhouse and summerhouse.

Outside light and outside tap.

## Description

This attractive detached bungalow is situated in the highly sought after "Saints" area of Burnham-on-Sea is well maintained and briefly comprises good sized entrance hall, lounge, dining room/bedroom, study/bedroom, well appointed kitchen/breakfast room with utility room and cloakroom off, two further bedrooms and wet room.

The property benefits from gas central heating, the majority of the

windows being upvc double glazed, garage/workshop. off street parking for numerous vehicles and attractive enclosed garden to the rear.

Offered in good 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 along Love Lane taking a left turn into St Marys Road. Proceed down St Marys Road where the property will be found on the right hand side towards the end of the cul-de-sac.

## 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](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)

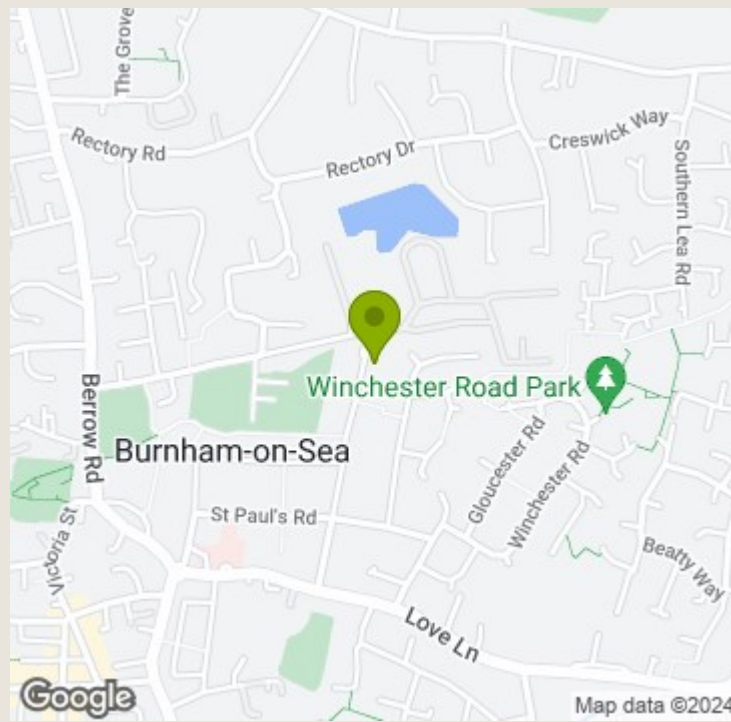
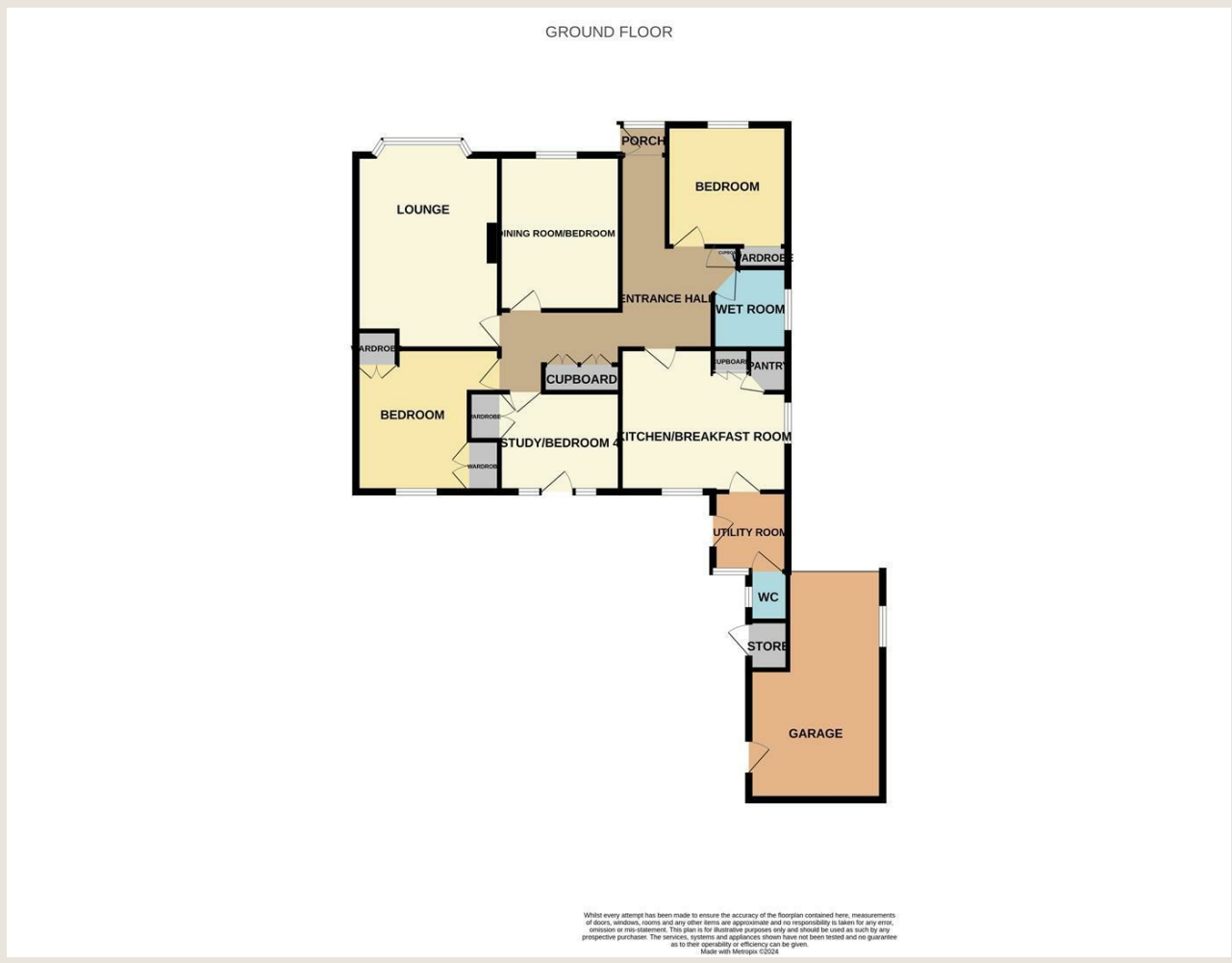
Flood Information:

[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)

**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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 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

