



10A St. Marks Road

Burnham-On-Sea, TA8 2BB

Price £275,000



PROPERTY DESCRIPTION

A spacious, two bedroom link-detached bungalow situated in the highly sought after 'Saints' area of Burnham on Sea and close to the town centre and beach.

Entrance vestibule/office* Good-sized lounge with window overlooking the front garden* Kitchen with opening into large conservatory/dining room to the rear* Two double bedrooms* Bathroom* Gas central heating* Double glazing* Some updating required* Low maintenance gardens to front and rear* Driveway providing parking* Single garage

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(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 entrance door to the:

Entrance Vestibule/Office

10'4" x 5'1" maximum (3.17 x 1.56 maximum)

Fitted cloaks cupboard and parquet style floor with radiator and triple glazed window overlooking the front garden. Door to the:

Lounge

20'6" x 11'1" (6.27 x 3.38)

Triple glazed window overlooking the front garden, two radiators, feature fireplace with wooden surround on marble style hearth and back plate.

Television point and door to the:

Inner Hall

Tiled floor and access to the roof space. Built in airing cupboard with Ideal Logic gas fired boiler, hot water tank and slatted shelf. Further built in cupboard with hanging rail.

Bedroom 1

11'6" x 7'11" (to front of fitted wardrobes) (3.51m x 2.41m (to front of fitted wardrobes))

Built in fitted wardrobes with sliding doors with hanging rails and shelf.

Radiator and window overlooking the conservatory/dining room.

Bathroom

6'0" x 5'1" (1.83 x 1.55)

With panelled bath, wall mounted shower over, pedestal wash hand basin and low level w.c. Radiator and obscure glazed window. Tiled floor and tiled splashbacks. Fitted wall mounted cabinets.

Kitchen

8'3" x 6'7" (2.53 x 2.02)

With a range of base units and drawers with worktops over and range of matching wall mounted cupboards. Space for washing machine, built in four ring gas hob with electric oven under and extractor hood over. Tiled floor and large opening to the:

Conservatory/Dining Room

17'6" x 9'5" (5.34 x 2.89)

With radiator, double glazed windows to two sides and French doors to the rear garden.

Bedroom 2

12'10" (to front of built in wardrobe) x 7'9" (3.91m (to front of built in wardrobe) x 2.36m)

With built in wardrobe with sliding doors, radiator and double glazed window overlooking the rear garden.

Outside

The garden to the front of the property is laid to patio for ease of maintenance with surrounding flower and shrub beds.

Driveway to the side provides ample parking and gives access to the:

Garage

15'11" x 8'11" (4.87 x 2.74)

With metal up and over door, light and power.

PROPERTY DESCRIPTION

Rear Garden

Laid for ease of maintenance with surrounding flower and shrub borders.

Timber garden shed and area of decking.

The garden is surrounded by timber fencing and enjoys a good degree of privacy.

Description

This spacious, link-detached bungalow, is situated in the ever-popular 'Saint's' area which is within close proximity of Burnham on Sea town centre amenities including the sea front and High Street with it's range of independent shops, cafes, restaurants and professional offices. Leisure facilities in the town include the indoor heated swimming pool, Burnham and Berrow Golf Club and the Apex Leisure Park. The M5 motorway interchange, junction 22 at Edithmead is approximately two miles away giving access to Bristol, Taunton, Exeter and the surrounding area.

The spacious accommodation which requires some updating briefly comprises: Entrance vestibule which is of a generous size and could potentially be used as an office area if required. The lounge has a window overlooking the front garden and door to the inner hall. The kitchen which has a built-in oven and hob opens into the large conservatory across the rear of the bungalow in use as a dining room. There are two double bedrooms and bathroom.

The property has the benefit of gas fired central heating (we understand the boiler was replaced in 2023) double glazing and new facias.

Externally, the gardens to the front and rear are mainly paved for ease of

maintenance and the driveway to the side provides parking along with the single garage.

An early inspection to view is thoroughly recommended.

Directions

From the Esso garage at the top of Love Lane, proceed out of town and take the second turning left into St. Mary's Road. Turn first right into St. Michaels Road and first left into St. Marks Road where the property can be found on the right hand side.

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

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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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