



10 Beatty Way

Burnham-On-Sea, TA8 2TH

Price £297,500





# PROPERTY DESCRIPTION

A modern, detached, family home, offering highly flexible accommodation and situated on a popular residential development on the outskirts of Burnham on Sea.

Entrance Hall\* Cloakroom\* Lounge\* 2nd reception room/bedroom 5\* Good-size, fitted kitchen and utility area\* Conservatory/dining room\* Four first floor bedrooms\* Family bathroom\* Gas fired central heating\* Double glazing\* Ample parking\* Enclosed rear garden\*

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



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>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

One and a quarter double glazed front doors to the:

### Entrance hall

### Cloakroom

4'0" x 3'1" (1.24 x 0.95)

With white suite comprising low level w.c. and wall mounted wash hand basin.

Tiled walls and double glazed obscured window.

### Lounge

15'7" x 10'5" (4.77 x 3.19)

Multi pane double doors, feature fireplace with inset coal effect gas fire with wooden mantel surround, large double glazed window to the front, television point and radiator.

### Reception Room/Bedroom 5

15'7" maximum x 7'5" (4.77 maximum x 2.27)

Radiator, double glazed window to the front and wall mounted Baxi gas fired boiler. Partial sloping ceiling.

### Kitchen/Utility

18'8" x 8'0" (5.71 x 2.46)

Fitted with a range of modern cream fronted units to include base cupboards and drawers with contrasting worktops over, range of wall mounted cupboards, space for dishwasher, one and a quarter bowl stainless steel sink unit, space for range cooker with extractor hood over, tiled floor, space for fridge/freezer, double glazed window overlooking the conservatory. Further range of wall mounted cupboards and tall larder unit, worktop with space under for washing machine and tumble dryer. Opening to the:

### Conservatory

18'9" x 9'4" (5.74 x 2.86)

Four radiators, double glazed on a dwarf wall with French doors to the rear garden.

### First Floor Landing

Double glazed window and built in storage cupboard. Access to roof space.

### Bedroom 1

12'2" x 9'7" (3.73 x 2.93)

Double glazed window to the front and radiator.

### Bedroom 2

10'1" x 8'5" (3.09 x 2.59)

Radiator and double glazed window to the rear.

### Bedroom 3

7'10" x 7'0" (2.41 x 2.14)

Radiator, double glazed window to the rear.

### Bedroom 4/Office

9'8" x 5'10" (2.95 x 1.78)

Radiator and double glazed window to the front.

### Bathroom

6'5" x 5'2" (1.98 x 1.58)

Comprising a white suite of panelled bath with wall mounted shower over and glazed screen, low level w.c. and vanity wash hand basin with drawers under.

Obscure double glazed window, tiled floor and tiled walls. Wall mounted heated towel rail.

# PROPERTY DESCRIPTION

## Outside

The front of the property is laid to hardstanding for three vehicles.

Access via a pathways and gates on either side of the property to the:

## Rear Garden

Laid to lawn with areas of decking surrounded by timber fencing. Large timber garden shed.

## Description

This modern, detached family home is conveniently situated just over a mile away from the town centre facilities in Burnham on Sea including; shops, cafes, restaurants etc with the beach beyond.

The property itself offers highly flexible accommodation which is arranged over two floors. The former garage has been converted into a second reception room which could be used in a variety of ways, either an additional bedroom, formal dining room, office or playroom. The spacious kitchen has a range of modern units with utility area at one end and opens into the full-width conservatory which is currently used as a dining room.

To the first floor there are four bedrooms (the 4th of which is used as an office) and a family bathroom. The accommodation is enhanced by gas central heating and double glazing.

Externally, there is ample parking to the front and enclosed garden to the rear.

An early inspection to view is recommended.

## Directions

From the Esso Garage at the junction with Love Lane and Oxford Street, proceed out of town along Love Lane and turn left at the Tesco roundabout.

Take the first left into Hawley Way and first left into Cunningham Road. Take the second right into Beatty Way where the property can be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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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