

70 Abingdon Street

Burnham-On-Sea, TA8 1PL

Price £279,950

BERRYMAN'S

PROPERTY DESCRIPTION

Located within a short distance from Burnham-on-Sea town centre and sea front is this three bedroom terraced house with a low maintenance rear garden with side access.

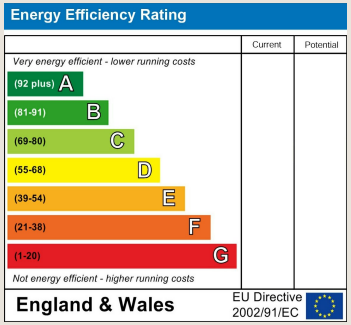
*Entrance hall *Lounge *Dining room *Kitchen *Utility room *Three bedrooms *Four piece suite bathroom *Loft space with shower room *Low maintenance gardens *Located close to the town centre and sea front *Gas heating *Must be seen

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to:

Entrance hall

Stairs rising to the first floor landing and under stair storage

Lounge

14'2" x 11'0" (4.34 x 3.36)

Generously sized lounge with feature fireplace and Upvc double glazed bay window to front. Wooden double doors providing access to:

Dining room

11'5" x 10'9" (3.49 x 3.28)

Feature fireplace and Upvc double glazed door to the rear garden

Kitchen

13'3" x 8'9" (4.05 x 2.67)

Fitted with a range of wall and base units to incorporate a one and a half bowl sink drainer unit, space for oven, under stair storage/larder cupboard, tiled splashback, breakfast bar and Upvc double glazed window to side. Wooden door providing access to:

Utility room

13'3" x 8'9" (4.05 x 2.67)

Space for fridge/freezer, plumbing for automatic washing machine, Upvc double glazed window and door to side, Upvc double glazed French doors to rear

First floor landing

Access to all first floor rooms and stairs rising to the loft space

Bedroom 1

12'5" x 11'2" maximum (3.81 x 3.42 maximum)

Generously sized room with two Upvc double glazed windows to front

Bedroom 2

11'3" x 10'9" (3.44 x 3.29)

Generously sized room with feature fireplace and Upvc double glazed window to rear

Bedroom 3

11'7" maximum x 6'5" maximum (3.55 maximum x 1.98 maximum)

With Upvc double glazed window to front and under stair storage space

Four piece suite bathroom

8'8" x 8'9" (2.65 x 2.68)

Large bathroom comprising of a four piece suite fitted with a panelled bath, shower cubicle, wash hand basin, close coupled w/c, towel rail and Upvc double glazed window to rear

Loft space with plumbing

15'4" x 10'10" (4.69 x 3.32)

Velux window, feature chimney breast and eaves storage. Please see photos for current layout.

PROPERTY DESCRIPTION

Outside

To the front of the property is a brick wall border and a low maintenance area perfect for bin/bike storage.

To the rear of the property is an enclosed patioed garden laid for ease of maintenance that benefits from having side access, a great space for hosting/growing potted plants.

Description

Located within a short distance from Burnham-on-Sea town centre and sea front is this three bedroom terraced house with a low maintenance rear garden. The property briefly comprises of an entrance hall, lounge, dining room, kitchen, utility room, three first floor bedrooms, four piece suite bathroom, and loft space with plumbing.

Directions

Proceed to the end of the High Street and beside the Somerset and Dorset public house take a left turn into Abingdon Street. Proceed down Abingdon Street and at the end of the road the property will be found on the left hand side.

Material Information

Additional information not previously mentioned
Council Tax Band-B
EPC-Ordered
• Mains electric, gas and water
• Water metered
• Gas heating
• Mains sewerage
• 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


THE
JOLLY ROGER
GUEST HOUSE
TEL:



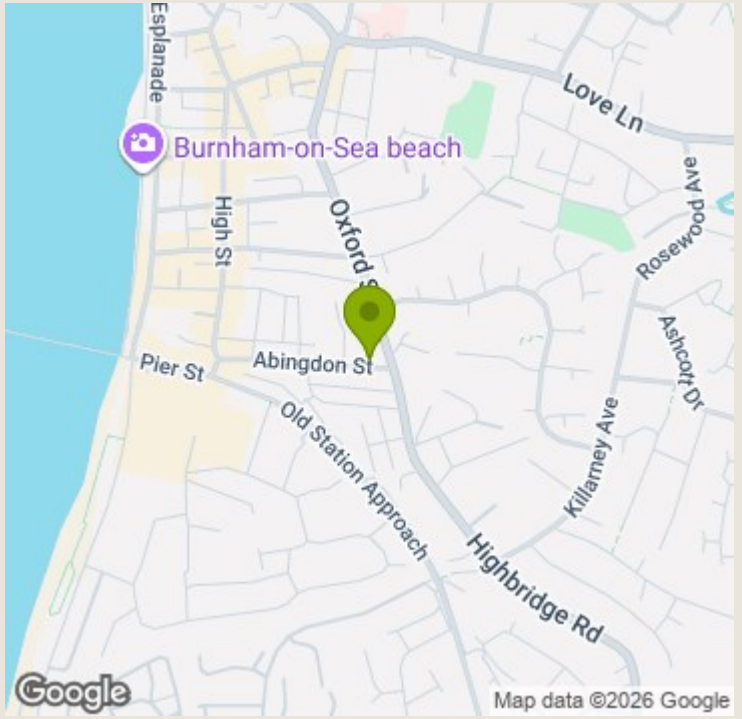







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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

BERRYMAN'S

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The Property Ombudsman