

59 Olivier Close

Burnham-On-Sea, TA8 1RA

Price £375,000

BERRYMAN'S

PROPERTY DESCRIPTION

A well maintained four bedroom detached house situated in a highly sought after location set in a prime plot close to Tesco supermarket within a short walk of the town centre and sea front.

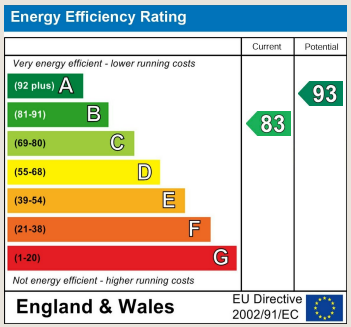
Entrance hall* cloakroom* lounge* kitchen/breakfast/dining room* utility room giving access to versatile store area* first floor landing* four bedrooms* en suite shower room* family bathroom* upvc double glazed windows* gas central heating* off street parkin for two vehicles* sunny aspect garden to the rear offering a good degree of privacy. Must be seen.

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: B













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite front door with double glazed obscured panel and matching side panel to the:

Entrance Hall

With stairs rising to the first floor, understair storage cupboard.

Cloakroom

Comprising close coupled w.c., pedestal wash hand basin, tiled floor and extractor fan.

Lounge

17'10" maximum x 8'11" (5.44 maximum x 2.72)

Upvc double glazed bay window, built in media wall, built in storage cupboard with shelving over, double glazed window to the side.

Kitchen/Breakfast/Dining Room

18'8" x 9'4" (5.69 x 2.87)

Fitted with an attractive range of wall and floor units to incorporate integrated hob with extractor fan over, eye level oven, integrated dishwasher, fridge/freezer and breakfast bar. Upvc double glazed windows to the side and rear and upvc double glazed door to outside. Upvc double glazed French doors opening to the rear garden. Door to the:

Utility Room

7'0" x 5'8" (2.14 x 1.74)

Work surface with cupboard below, wall cupboard housing the gas boiler supplying domestic hot water and radiators, plumbing for automatic washing machine and space for tumble dryer. Upvc double glazed obscured door to outside.

Accessed from the utility room is a the rear end of the garage which is being utilised as a space for numerous alternative uses and is insulated with power and light.

First Floor Landing

Airing cupboard, access to roof space via ladder.

Bedroom 1

14'0" maximum x 8'3" (4.28 maximum x 2.52)

Double bult in wardrobe, upvc double glazed window to the front.

En Suite Shower Room

6'11" maximum x 6'1" maximum (2.11 maximum x 1.86 maximum)

L shaped with tiled shower cubicle, close coupled w.c. pedestal wash hand basin, heated towel rail, extractor fan and upvc double glazed obscured window.

Bedroom 2

13'8" x 8'5" (4.17 x 2.58)

Built in wardrobe and upvc double glazed window to the front.

Bedroom 3

10'2" x 8'5" (3.10 x 2.58)

Upvc double glazed window to the rear with views over children's play area and open space to the rear.

Bedroom 4

11'3" x 8'3" (3.44 x 2.52)

pvc double glazed window to the front.

PROPERTY DESCRIPTION

Family Bathroom

6'10" x 6'6" (2.10 x 2.00)

Comprising panelled bath with shower over, pedestal wash hand basin, close coupled w.c., extractor fan, heated towel rail, upvc double glazed obscured window to the rear.

Outside

To the front of the property there is an area of off street parking for two vehicles which leads to a storage area with up and over door, power.

Gateway to the:

Rear Garden

Enclosed and enjoys a good degree of privacy with lawn, patio area.

Description

This attractive four bedroom detached house is situated in a prime plot of this ever sought after cul-de-sac location with a sunny aspect garden to the rear and briefly comprises entrance hall with cloakroom, good size lounge with feature media wall, well appointed kitchen/breakfast/dining room with utility room off. The utility room is the rear end of the former garage which has been utilised for numerous alternative uses.

To the first floor there is a good size landing, four bedrooms, an en suite shower room and a family bathroom.

The property benefits from having off street parking for two vehicles and is offered in good order throughout making a full inspection essential.

Directions

From the Esso garage at the junction of Love Lane and Oxford Street proceed along Love Lane to the roundabout beside Tesco. Take the third exit onto Frank Foley Parkway and first Right into Ben Travers Way passing the Tesco supermarket on the right hand side. Take the next right into Olivier Close and proceed down the close bearing to the right and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-B

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- 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





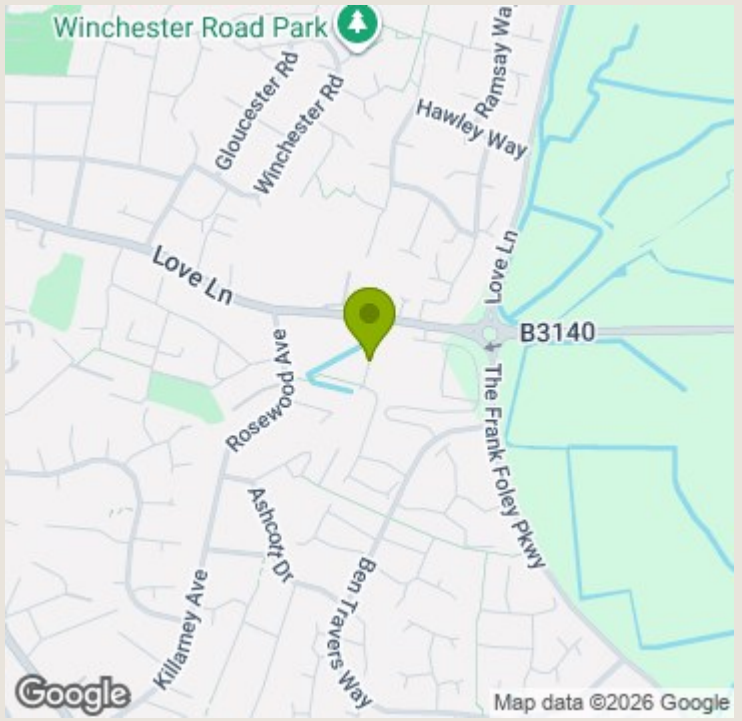












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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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.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
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