

7 St. Peters Road

Burnham-On-Sea, TA8 1HB

Price £280,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive, extended three bedroom semi detached house with good size rear garden extending to approximately 65ft to the rear. Garage, off street parking and within easy walking distance of Burnham-on-Sea town centre and sea front.

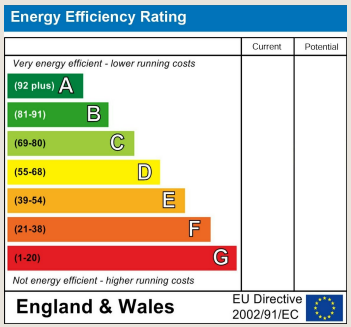
Entrance hall* lounge/diner* kitchen* three bedrooms* bathroom* garden room/dining room* double glazed windows* gas central heating* garage* parking and gardens.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door and matching side panel to the:

Entrance Hall

10'5" x 5'8" (3.20 x 1.73)

Stairs rising to the first floor, understair storage cupboard.

Lounge/Diner

18'11" x 12'6" narrowing to 8'6" (5.79 x 3.83 narrowing to 2.61)

L shaped with fireplace and feature surround, double glazed window to the front and sliding door to the:

Garden Room/Dining Room

17'8" x 7'7" (5.39 x 2.33)

Solid insulated roof, part wooden construction with upvc double glazed doors opening to the rear garden.

Kitchen

9'7" x 7'5" (2.94 x 2.28)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for gas cooker with extractor hood over, pantry, double glazed window to the rear and double glazed obscured door to outside.

First Floor Landing

Access to roof space and double glazed window to the side.

Bedroom 1

11'2" x 8'0" (3.41 x 2.46)

Cupboard housing the gas combination boiler supplying domestic hot water and radiators.

Bedroom 2

10'4" x 8'3" plus wall length wardrobes (3.17 x 2.54 plus wall length wardrobes)

Wardrobes with hanging and shelving space. Double glazed window.

Bedroom 3

8'2" x 7'3" (2.50 x 2.23)

Double glazed window to the front.

Bathroom

7'1" x 5'1" (2.18 x 1.56)

Comprising panelled bath, vanity wash hand basin with cupboards below, close coupled w.c. and double glazed obscured window to the rear.

Outside

The garden to the front of the property is laid to decorative stone which could provide additional parking should it be required. The area is surrounded by shrubs and bushes.

Attractive resin driveway leads to the:

PROPERTY DESCRIPTION

Garage

17'8" x 8'9" (5.41 x 2.67)

Up and over door, light and power. Double glazed window to the rear.

Wrought iron side gate gives access to the side of the property which in turn leads to the:

Rear Garden

Measuring approximately 65ft in length offering a good degree of privacy. Storage shed, good size lawn area and borders containing shrubs and bushes.

Description

This attractive semi detached house has been extended and upgraded by the present vendor to offer well planned accommodation that briefly comprises good size entrance hall, lounge/diner, kitchen, garden room/dining room, first floor landing, three bedrooms, bathroom, double glazed windows, gas central heating, garage, feature resin driveway offering off street parking for numerous vehicles and good size enclosed rear garden measuring approximately 65ft in length.

The property is located close to the town centre and sea front, local schools, cottage hospital and doctors surgery.

An early application to view is strongly recommended by the vendors selling agents.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane passing the cottage hospital on the left hand side turning second left into St Peters Road. Proceed down St Peters Road and the property will be found towards the end of the road on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-Ordered

- 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



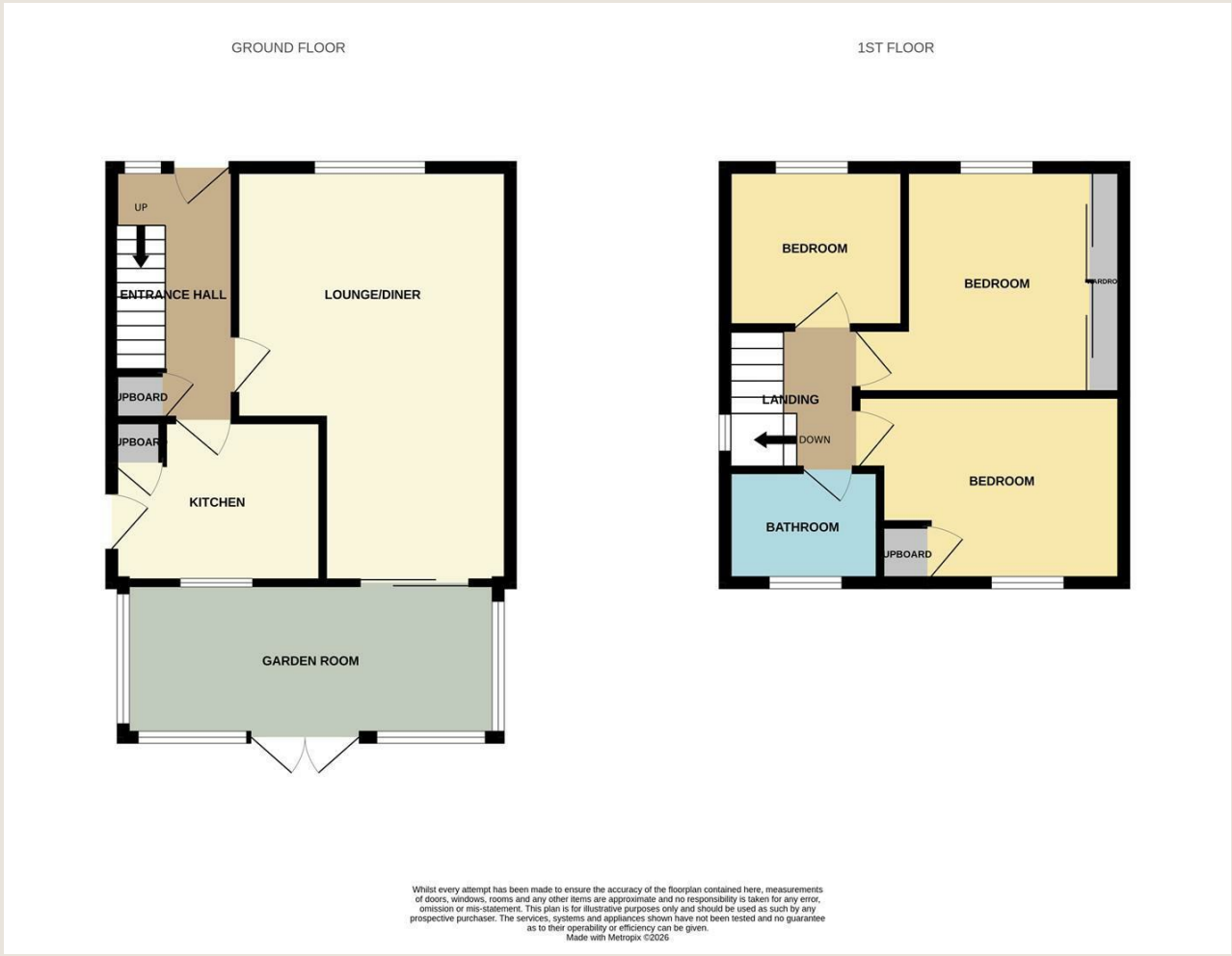














TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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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