

11 Vincent Close

Burnham-On-Sea, TA8 2TQ

Price £235,000

BERRYMAN'S

PROPERTY DESCRIPTION

A modern, three bedroom, semi detached house, situated in a cul de sac position on the popular Love Lane development and within easy reach of amenities.

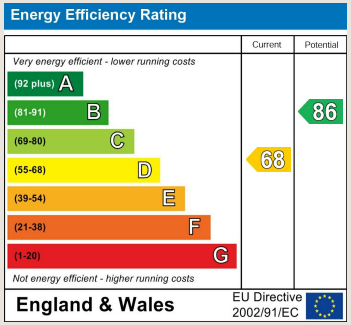
Entrance hall* Lounge* Kitchen/diner* Three good-size bedrooms* Bathroom with white suite* Gas central heating with combination boiler* Double glazing* Open plan gardens to the front* Enclosed, lawned rear garden* Parking.

Local Authority

Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed entrance door with glazed panels to the:

Entrance Hall

Stairs rising to the first floor. Hard flooring and radiator.

Lounge

14'3" x 11'1" maximum (4.36 x 3.38 maximum)

Fireplace with tiled hearth, double glazed window overlooking the front garden and double radiator.

Kitchen/Diner

14'4" x 9'11" (4.39 x 3.04)

Fitted with a range of base units and drawers with matching wall mounted cupboards and contrasting worktops. One and a quarter bowl stainless steel sink unit with mixer tap, space for appliances, radiator, wall mounted combination gas boiler, double glazed window overlooking the rear garden, tiled splashbacks, space for dining table and chairs. Understair storage cupboard with louvred doors. Part obscure glazed part glazed door to the rear garden.

First Floor Landing

Access to roof space. Built in linen cupboard with slatted shelving.

Bedroom 1

13'8" x 7'9" (4.18 x 2.37)

Double glazed window overlooking the front and radiator.

Bedroom 2

11'0" x 7'7" (3.36 x 2.33)

With double glazed window overlooking the rear garden and radiator.

Bedroom 3

8'0" x 6'1" (2.45 x 1.86)

Double glazed window overlooking the front and radiator.

Bathroom

6'2" x 5'2" (1.89 x 1.60)

White suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin, low level w.c. tiled splashbacks, heated towel rail and obscure double glazed window.

Outside

To the front of the property there is an open plan area of garden laid to lawn with pathway to the front door.

Timber gate to the side of the property gives access to the:

Rear Garden

Laid to lawn with pathway, two garden sheds and concrete patio area.

Outside tap.

A short walk from the property at the head of the cul-de-sac on the right hand side there is an area of parking where we understand there is one allocated parking space.

PROPERTY DESCRIPTION

Description

This modern, good-size, three bedroom semi detached house is situated approximately a mile from the town centre of Burnham on Sea with sea front beyond.

In a cul de sac location, the property would benefit from some improvement but gives purchasers the opportunity of making the property their own.

The accommodation is presented over two floors and briefly comprises; entrance hall, lounge with window overlooking the front garden and kitchen diner with door to the rear garden. To the first floor there are three good-size bedrooms and a bathroom with a white suite.

Outside, the front garden is laid to lawn, and a side gate gives access to the enclosed rear garden, again laid to lawn and enjoying a degree of privacy.

Parking is allocated in a parking area at the head of the cul de sac.

An early inspection to view is recommended.

Directions

From the Esso garage at the top of love lane, proceed out of Burnham along Love Lane. Take the first turning off the roundabout onto the continuation of Love Lane and first left into Hawley Way. Take the first right into Cunningham Road where Vincent Close can be found on the right hand side with the property located on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-B

EPC-D

- Mains electric, gas and water
- No Water meter
- 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





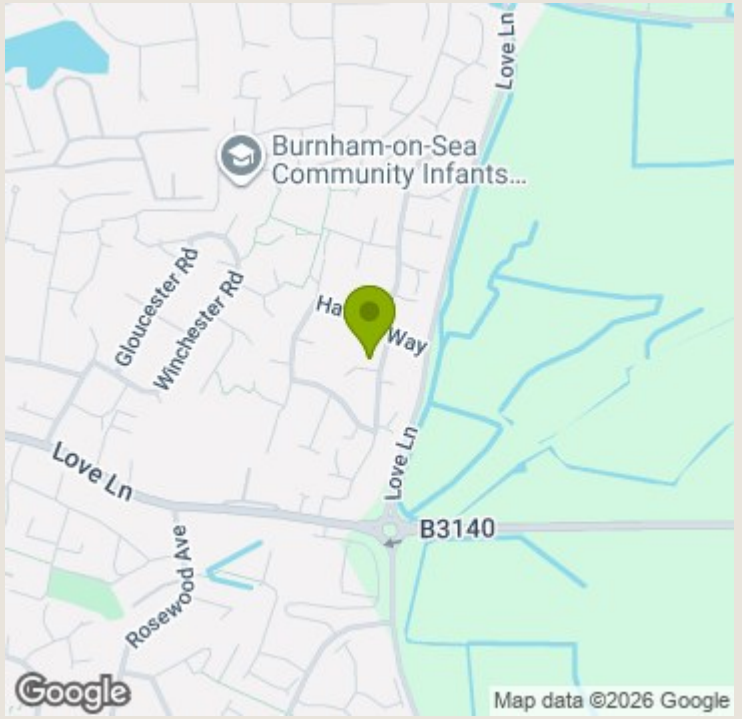












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

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