

21 Conway Crescent

Burnham-On-Sea, TA8 2SL

Price £350,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive upgraded and improved two bedroom link detached bungalow with a good size lounge/diner, upgraded kitchen/breakfast room, good size conservatory enjoying a sunny aspect garden to the rear offering a high degree of privacy.

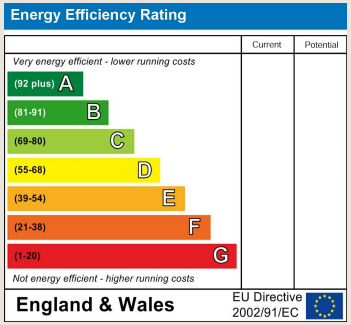
Entrance hall* cloakroom* lounge/diner* kitchen/breakfast room* two bedrooms one having a good size conservatory off* well appointed shower room* gas central heating* double glazed windows* garage* off street parking* attractive sunny aspect garden to the rear offering a high degree of privacy.

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with double glazed obscured panel to the:

Entrance Hall

Storage cupboard, cupboard housing the gas boiler supplying domestic hot water and radiators, access to roof space via ladder.

Cloakroom

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

Lounge Area

16'7" x 11'8" (5.07 x 3.56)

Upvc double glazed bow window to the front, wall mounted electric fire and archway to the:

Dining Room Area

11'6" x 6'4" (3.51 x 1.95)

Double glazed window to the front.

Kitchen/Breakfast Room

14'7" x 9'4" (4.45 x 2.87)

Fitted with a range of wall and floor units to incorporate integrated eye level double oven, microwave with extractor hood over, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, one and a half bowl drainer sink unit, upvc double glazed window to the rear and upvc double glazed obscured door to the rear. Built in corner bench seat with table.

Bedroom 1

12'2" x 10'5" (3.73 x 3.20)

Fitted with an extensive range of built in bedroom furniture including wardrobes, bedside cabinets, vanity table etc. Two upvc double glazed French doors opening to the:

Conservatory

13'2" x 8'4" (4.02 x 2.55)

Part brick and part upvc double glazed construction with upvc double glazed French door to the rear garden. Upvc double glazed personal access door to the garage.

Bedroom 2

11'6" x 7'4" (3.51 x 2.26)

Upvc double glazed window to the front.

Shower Room

8'0" x 5'2" (2.46 x 1.60)

Comprising good size shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern, tiled walls, tiled floor, heated towel rail, extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is an open plan garden with a boundary hedge. The main garden area is laid principally to lawn.

Block pavier driveway offers off street parking and leads to the:

Garage

15'7" x 8'2" (4.76 x 2.49)

With remote control roller door, double glazed obscured window to the rear and access to eaves storage. Light and power.

To the left hand side of the property is a gate giving access to the:

Enclosed Rear Garden

Patio area, good size lawn area with borders containing shrubs and bushes. Outside tap.

PROPERTY DESCRIPTION

Set within the garden is a substantial shed/workshop 3.55 x 2.29 with light and power.

To the rear of the garden is an access gate giving access to a further area of garden laid to lawn with an attractive aspect over the Rhyne to the rear over agricultural land beyond.

The garden is a particular feature of the property making a full inspection essential.

Description

The property is situated in a highly sought after location to the north of Burnham-on-Sea approximately one mile from the town centre and sea front.

The property is also within easy reach of the tennis club, bowls club, indoor swimming pool and the championship golf links at Burnham and Berrow.

This attractive detached bungalow was originally built as a three bedroom bungalow but has been reconfigured to offer well planned, well appointed living accommodation that briefly comprises entrance hall with cloakroom, lounge/dining room, well appointed kitchen/breakfast room, two bedrooms with one having a large conservatory off and beautifully appointed shower room.

The property also benefits from having a garage with electric door, off street parking and has a private enclosed sunny aspect garden to the rear.

The whole is offered in excellent order throughout and an early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed along the Berrow Road passing the indoor sports and swim academy and just before the inland lighthouse take a right turn into Stoddens Road. Proceed down Stoddens Road taking the second left into Balmoral Drive. Proceed down Balmoral Drive taking the first right into Caernarvon Way. Proceed down Caernarvon Way taking second left into Conway Crescent. Proceed down Conway Crescent where the property will be found directly in front of you.

Material Information

Additional information not previously mentioned

Council Tax Band-D

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



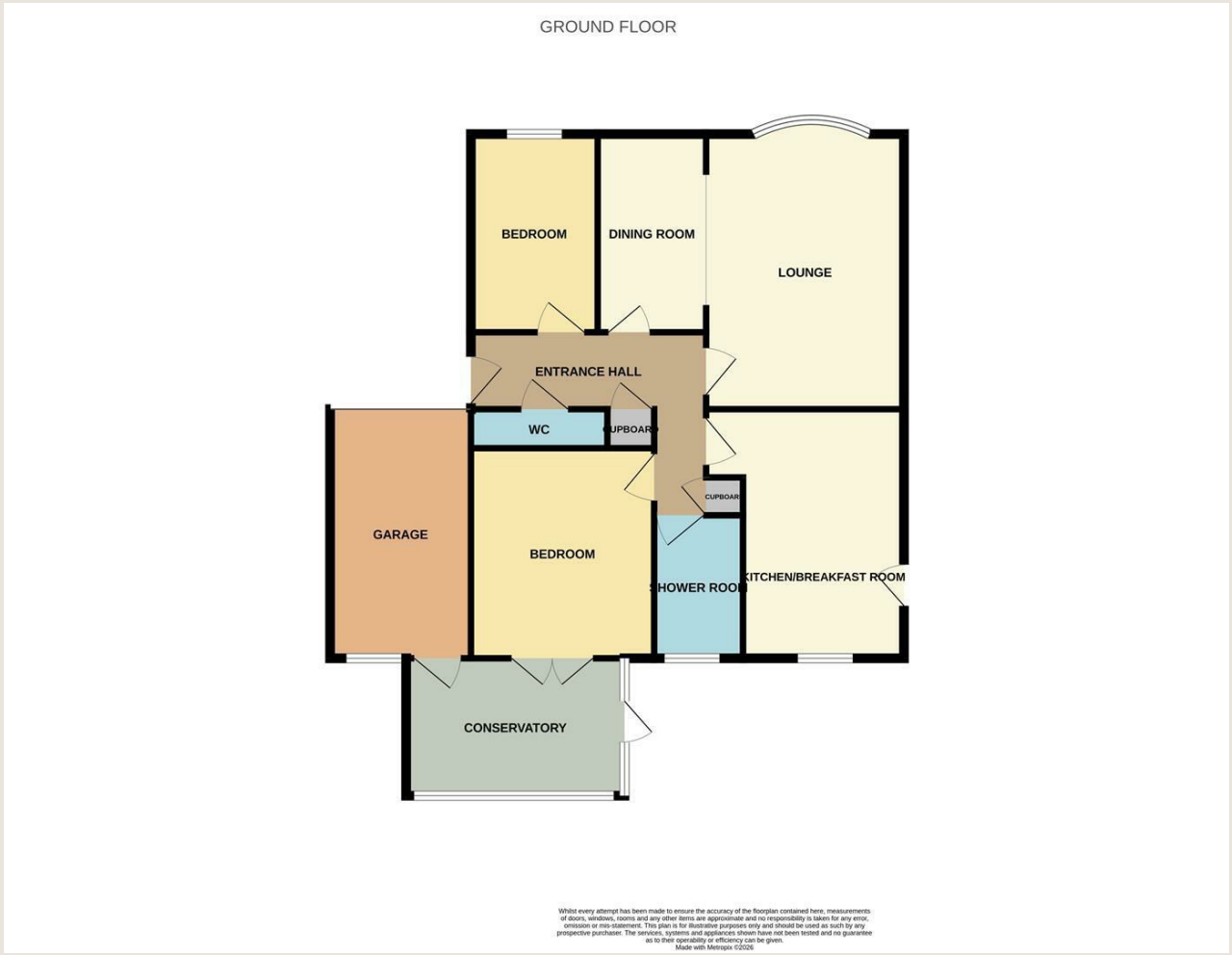


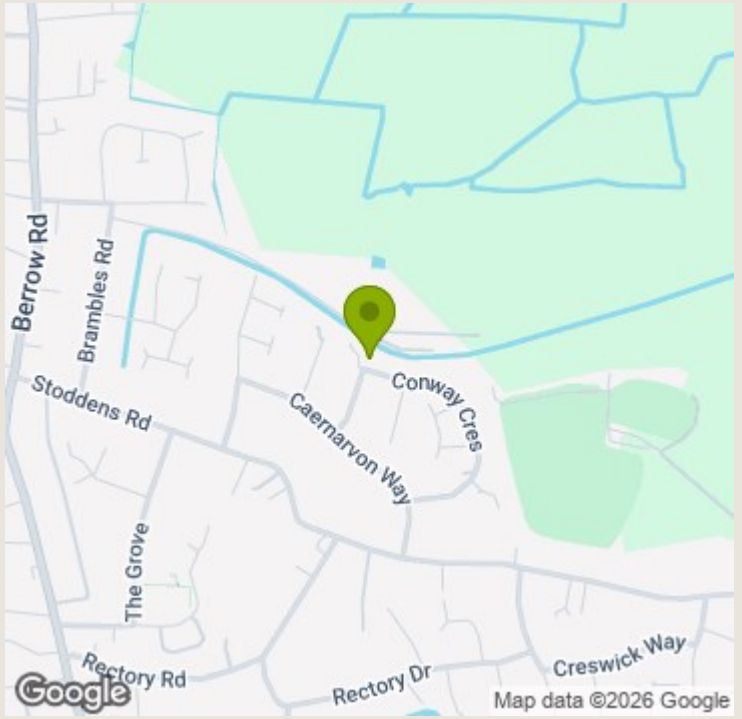












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman