

21 Stoppard Road

Burnham-On-Sea, TA8 1QB

Price £455,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive, beautifully presented, detached, former show home.

Situated in a sought-after residential location approximately one mile from Burnham on Sea town centre and beach.

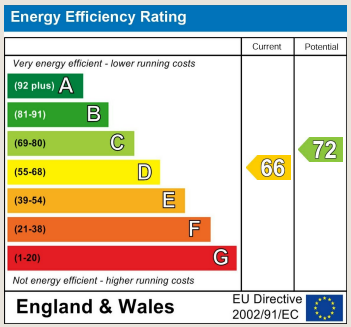
Entrance hall* 'Through' lounge with feature fireplace* Separate dining room* Modern, fitted kitchen* Utility room* Ground floor cloakroom* Four bedrooms – The master of which has an en suite shower room and separate dressing room* Family bathroom* Double garage (currently partitioned to provide a games room or storage)* Double driveway plus additional parking* Attractive, enclosed rear garden* Gas central heating* Double glazing.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D















PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open entrance storm porch with balustrade and double glazed entrance door with obscure glazed panels to the:

Entrance Hall

Obscure glazed window, radiator, understair storage cupboard, tiled floor and stairs to the first floor.

Cloakroom

4'10" x 4'6" maximum (1.49 x 1.38 maximum)

Tiled floor, low level w.c., pedestal wash hand basin, radiator, obscure double glazed window.

Lounge

21'3" x 11'6" maximum (6.49 x 3.53 maximum)

Feature fireplace with niches to both sides and inset electric coal effect stove. Panelled walls to recesses, two radiators, two double glazed window overlooking the front and sliding patio doors to the rear garden. Double doors opening to the:

Dining Room

11'0" x 8'10" into bay window (3.36 x 2.71 into bay window)

Double glazed bay window, radiator and door to the entrance hall.

Kitchen/Breakfast Room

15'9" x 8'8" (4.82 x 2.66)

Fitted with a range of cream fronted base units and drawers with contrasting worktops over, extensive range of matching wall mounted cupboards, space for Range style cooker, integrated dishwasher, tall larder unit with box cupboard over and space for fridge/freezer. Extractor fan, one and a half bowl drainer sink unit with mixer tap, double glazed window overlooking the rear garden, wine fridge, tiled splashbacks and door to the:

Utility Room

8'9" x 4'2" (2.68 x 1.29)

Fitted with a matching range of cream fronted base units including tall larder cupboard, contrasting worktop over with space under for washing machine and tumble dryer. Inset stainless steel sink unit, wall mounted cupboard housing the gas fired boiler, tiled splashbacks, tiled floor and two double glazed windows to the front. Double glazed door with obscure glazed panel to the side.

First Floor Landing

With radiator, access to roof space and airing cupboard with slatted shelving.

Master Bedroom

13'0" x 8'11" plus door recess (3.98 x 2.73 plus door recess)

Double glazed window overlooking the rear garden. Radiator, two double fitted wardrobes and archway to the:

Dressing Room

7'0" x 2'10" (2.15 x 0.88)

With radiator and two double built in wardrobes. Double glazed window.

En Suite Shower Room

6'11" x 6'6" (2.12 x 1.99)

With corner shower cubicle with tiling to ceiling height and wall mounted shower. Glazed shower screen, low level w.c. and pedestal wash hand basin. Radiator, tiled splashbacks and obscure double glazed window. Electric shaver point.

Bedroom 2

11'0" x 9'6" (3.37 x 2.92)

With double glazed window to the rear garden. Radiator and two double built in wardrobes.

Bedroom 3

11'0" x 9'6" (3.37 x 2.92)

Two double glazed windows overlooking the front, radiator and built in double wardrobe.

Bedroom 4

9'1" x 7'4" (2.78 x 2.25)

Radiator and double glazed window to the rear.

Family Bathroom

7'11" x 7'2" (2.43 x 2.20)

Comprising white suite of panelled bath with shower over and glazed screen, pedestal wash hand basin and close coupled w.c. Tiled floor and obscure glazed double glazed window.

Outside

Top the front of the property there is a driveway providing parking for numerous vehicles and leads to the:

Double Garage

With two up and over doors and side personal door.

The garage is currently partitioned to provide an area suitable for a number of uses i.e. games room etc.

PROPERTY DESCRIPTION

Loft hatch and roof storage.
Side gate gives access to the:

Rear Garden

Laid to lawn, brick pavier area and good size patio. Surrounding flower borders. Outside tap and outside electric point.
Surrounded by timber fencing.

Description

This well maintained, detached, double fronted house was built by Bloor Homes and was the former show home.
Situated at the end of a driveway the property is presented in excellent order throughout and offers spacious, well planned accommodation.
The tiled entrance hall gives access to all rooms including a large 'through' lounge with double glazed patio doors to the rear garden. Double doors from the lounge lead through to a formal dining room with bay window. Also to the ground floor there is a cloakroom with a white suite and a spacious, modern breakfast kitchen with integrate dishwasher and wide range of wall and base cupboards. There is a useful, separate utility room with door to the side.
To the first floor, there is a master bedroom with two double, built in wardrobes, an archway to a dressing room (again with two double built in wardrobes) and an en suite shower room
The other three bedrooms are of a good size and there is a family bathroom with white suite.
The property is gas centrally heating double glazed.
Externally, the double driveway gives access to the double garage (formerly the site office) with twin up and over doors. The garage has been partitioned internally and could be used for a variety of purposes including games room, gym or simply for storage.
There is additional parking to the front and a side gate leads to a side passage into the enclosed rear garden which offers areas of lawn, brick paver, large patio, wood chipping and flower/shrub border. The garden is enclosed with timber fencing.

Directions

From the M5 motorway interchange, junction 22 at Edithmead, take the 2nd exit towards Burnham on Sea and proceed onto the Queens Drive. At the roundabout, take the first exit onto Frank Foley Parkway and first right onto Ben Travers Way. Take the first turning left into Stoppard Road where the property can be found immediately on the left hand side at the end of a small driveway.

Material Information

Additional information not previously mentioned
Council Tax Band-E
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





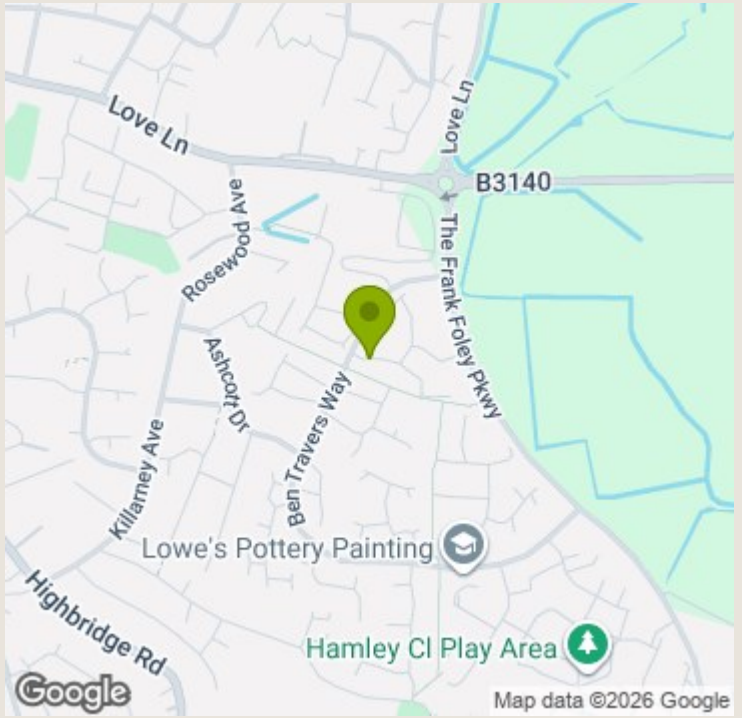












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, 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