



47 Saxondale Avenue

Burnham-On-Sea, TA8 2PS

Price £315,000



PROPERTY DESCRIPTION

An attractive, substantially upgraded and improved, semi detached, three bedroom bungalow with a good size garden backing onto the Berrow Golf Links. Must be seen to be fully appreciated.

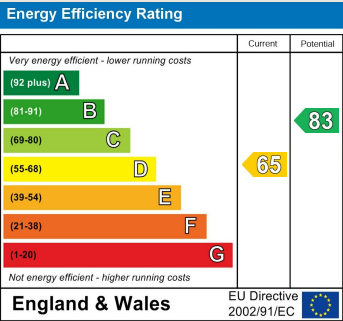
- *Entrance hall
- *Lounge with large conservatory/dining room off
- *Well appointed kitchen
- *Three bedrooms
- *Shower room
- *Good size garage/workshop
- *Off street parking for numerous vehicles
- *Attractive, enclosed, sunny aspect garden to the rear
- *Aspects over the Berrow golf links
- *Gas central heating
- *Upvc double glazed windows
- *Excellent decorative order throughout

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (measurements are approximate)

Upvc double glazed obscured door to:

Entrance hall

Cloaks cupboard and access to the roof space

Lounge

15'5 x 11 (4.70m x 3.35m)

Feature fire surround with patio doors to:

Conservatory/dining room

22'4" x 11'0" (6.82 x 3.36)

Part brick/part Upvc double glazed construction with two sets of Upvc double glazed patio doors opening to the rear garden

Kitchen

11'2" x 7'7" (3.41 x 2.33)

Fitted with an attractive range of wall and floor units to incorporate an integrated double oven, hob and extractor fan. Integrated dishwasher, washing machine and fridge. Cupboard housing gas combination boiler supplying domestic hot water and radiators, single ceramic sink, Upvc double glazed window to side and Upvc double glazed door opening to the conservatory/dining room.

Bedroom

10'9" x 9'10" (3.29 x 3.01)

With built in double mirror fronted wardrobe and Upvc double glazed window to front

Bedroom

12'1" x 8'0" (3.70 x 2.46)

Upvc double glazed window to front

Bedroom/dressing room

8'8" x 6'0" (2.66 x 1.83)

Upvc double glazed window to front

Shower room

7'8" x 5'1" (2.34 x 1.55)

Shower cubicle, pedestal hand wash basin, close coupled w/c, electric wall heater and tiled walls.

Outside

To the front of the property is a large area of block pavia driveway offering off street parking for numerous vehicles and a border containing shrubs and bushes. The driveway leads to the good size GARAGE/WORKSHOP. The side gate gives access to the enclosed rear garden which offers a good deal of privacy and a sunny aspect and enjoys an aspect over the golf links beyond. Block pavia patio area with borders containing shrubs and bushes. Outside tap and outside lighting. The rear garden is a particular feature of this property which makes an early viewing essential.

Garage/workshop

25'7" x 8'7" maximum (7.82 x 2.64 maximum)

Up and over door with power and lighting, Upvc double glazed window to rear and Upvc double glazed door opening to the rear garden

PROPERTY DESCRIPTION

Description

This attractive semi detached bungalow has been upgraded and improved to offer well planned, well appointed living accommodation that briefly comprises of an entrance hall, lounge with large conservatory/dining room off, well appointed kitchen, three bedrooms and a shower room. The property benefits from having a good size garage/workshop, off street parking for numerous vehicles, and a sunny aspect garden that enjoys an aspect over the Golf Links to the rear. The property is offered in excellent order throughout making a full inspection essential.

Directions

Proceed in a northerly direction along the Berrow Road past the inland lighthouse on the left hand side. Take a left turn into Saxondale Avenue, proceed down the road where the property can be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council tax band: C
- EPC rating: D

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

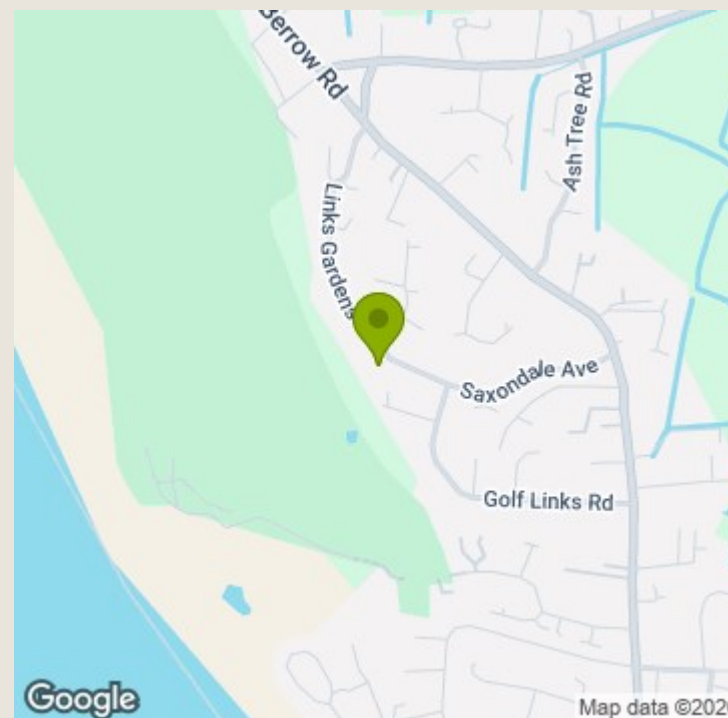
Flood Information:

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. Berryman's 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

