



33 ABINGDON STREET
Burnham-On-Sea, TA8 1PL
Asking Price £199,950

 BERRYMANS

PROPERTY DESCRIPTION

An older style terraced house situated within a short walk of Burnham-on-Sea town centre and sea front offering highly flexible living accommodation.

Entrance porch* entrance hall* shower/cloakroom* study* lounge* kitchen/dining room* four first floor bedrooms* bathroom* second floor attic space* enclosed courtyard garden* parking.

The local area*

2 miles – M5 Motorway

1.7 miles – Railway Link

22.1 miles – Bristol Airport

*All distances are approximate and sourced from Google Maps

Local Authority

Sedgemoor District Council. Council Tax Band: B.

EPC Rating: D.

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

01278 793 700

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PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Double glazed obscured door to the:

Entrance Porch

Further part glazed door to the:

Entrance Hall

With stairs rising to the first floor, understair storage cupboard.

Shower/Cloakroom 7' 9" x 5' 4" (2.36m x 1.62m)

Comprising large shower cubicle, vanity wash hand basin with cupboard below and close coupled w.c.

Study 8' 0" x 5' 5" (2.44m x 1.65m)

Accessed from the rear garden and located within the main house is the study with two upvc double glazed entry doors from the garden. Spotlights and power.

Lounge 17' 5" x 12' 8" (5.30m x 3.86m)

Upvc double glazed bay window, television point and recessed spotlights.

Kitchen/Dining Room 20' 8" x 9' 0" (6.29m x 2.74m)

Fitted with a modern range of wall and floor units to incorporate one and a half bowl ceramic sink, plumbing for washing machine, space for tumble dryer, range cooker, space for American style fridge, two upvc double glazed windows to the rear, upvc double glazed door to outside. Cupboard housing the combination gas boiler supplying domestic hot water and radiators.

First Floor Landing

Stairs rising to the attic space and understair cupboard.

Bedroom 1 11' 7" x 11' 6" (3.53m x 3.50m)

Upvc double glazed window to the front.

Bedroom 2 11' 5" x 11' 5" (3.48m x 3.48m)

Upvc double glazed window to the rear.

Bedroom 3 9' 11" x 9' 1" (3.02m x 2.77m)

Upvc double glazed window to the rear.

Bedroom 4 8' 0" x 4' 10" (2.44m x 1.47m)

Storage recess and upvc double glazed window to front.

Bathroom 9' 2" x 5' 4" (2.79m x 1.62m)

Fitted with a modern suite comprising panelled bath with mixer tap and shower attachment with separate rainhead shower over. Close coupled w.c., pedestal wash hand basin and two upvc double glazed obscured windows to the side. Heated towel rail

Second floor Attic Space 15' 3" x 9' 3" (4.64m x 2.82m) Maximum "L" shaped room with Velux wooden roof window to the rear. Access to roof void.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary wall with gate giving access to the pathway leading to the front door.

Enclosed rear Courtyard Garden

Laid for ease of maintenance being enclosed with fencing with rear gate opening to the rear access lane which is accessed from Lynton Road.

Immediately to the rear of the property is a parking space.

Description

The property is centrally situated within a short walk of the town centre and sea front. The High Street provides a wide range of amenities and the M5 junction 22 at Edithmead is a short drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge and Bristol International Airport is a forty minute drive.

Directions

Proceed to the end of the High Street and beside the Somerset and Dorset public house take a left turn into Abingdon Street. Proceed down Abingdon Street where the property will be found on the right hand side.







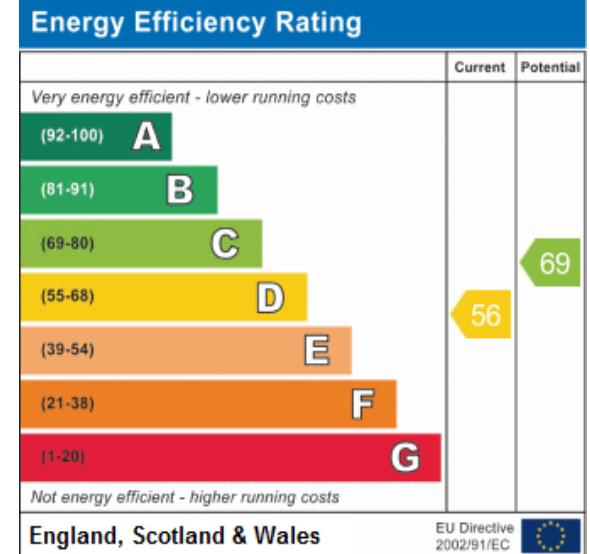


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied 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.
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