



16 BIRCH LAWN

Burnham-On-Sea, TA8 1DF

Asking Price £299,950



PROPERTY DESCRIPTION

A versatile semi detached chalet bungalow situated on a larger than average corner plot in a favoured residential part of the town of Burnham-on-Sea being within walking distance of the High Street and sea front.

Entrance porch* entrance hall* lounge* kitchen* conservatory* three/four bedrooms* front, side and rear gardens* driveway* garage.

The local area*

3.3 miles – M5 Motorway

3.1 miles – Railway Link

19.9 miles – Bristol Airport

*All distances are approximate and sourced from Google Maps

Local Authority

Sedgemoor District Council. Council Tax Band: C.

EPC Rating: D.

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

01278 793 700

BURNHAM@BERRYMANSPROPERTIES.NET



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Front door leading into the:

Entrance Porch

With further door into the:

Entrance Hall

Bedroom 2/Reception Room 9' 11'' x 8' 9'' (3.01m x 2.66m)

Double glazed window to the front, radiator and laminate flooring.

Lounge 16' 9'' x 11' 10'' (5.10m x 3.60m)

Double glazed window to the front, feature gas fire with surround.

Bedroom 1 11' 11'' x 11' 1'' (3.62m x 3.39m)

Double glazed window to the rear. Understair storage cupboard.

Kitchen 9' 5'' x 9' 1'' (2.87m x 2.77m)

With a range of wall and floor cupboards with contrasting worktops over, built in double oven, electric hob, wall mounted boiler supplying domestic hot water and radiators, space and plumbing for dishwasher and washing machine, space for fridge/freezer, part glazed upvc door to the:

Conservatory 9' 4'' x 6' 6'' (2.85m x 1.98m)

With radiator. Door out to the rear garden.

Bathroom 6' 9'' x 5' 5'' (2.05m x 1.66m)

Obscure double glazed window to the side, pedestal wash hand basin, low level w.c. bath with electric shower over, extractor fan, tiled walls and floor.

First Floor Landing

Large open space that could be utilised for a further office/storage area. Eaves storage and door to:

Bedroom 3 10' 4'' x 9' 0'' (3.14m x 2.74m)

Velux window to the front, eaves storage and radiator.

Bedroom 4 10' 6'' x 9' 0'' (3.19m x 2.74m)

Eaves storage, Velux window to the front and radiator.

PROPERTY DESCRIPTION

Outside

To the front of the property is a larger than average driveway offering off street parking and access to the:

Garage

With up and over door.

Gardens

There are front, rear and side gardens to the property being mainly laid to lawn with range of mature plants and shrubs. Two garden sheds, greenhouse.

Description

The property is situated in arguably one of the most sought after parts of Burnham-on-Sea being within a short walk of the town centre and sea front. The property briefly comprises entrance porch, entrance hall, lounge, kitchen, conservatory, ground floor bathroom, two bedrooms to the ground floor and two further bedrooms to the first floor. Outside there are front, rear and side gardens along with driveway and garage.

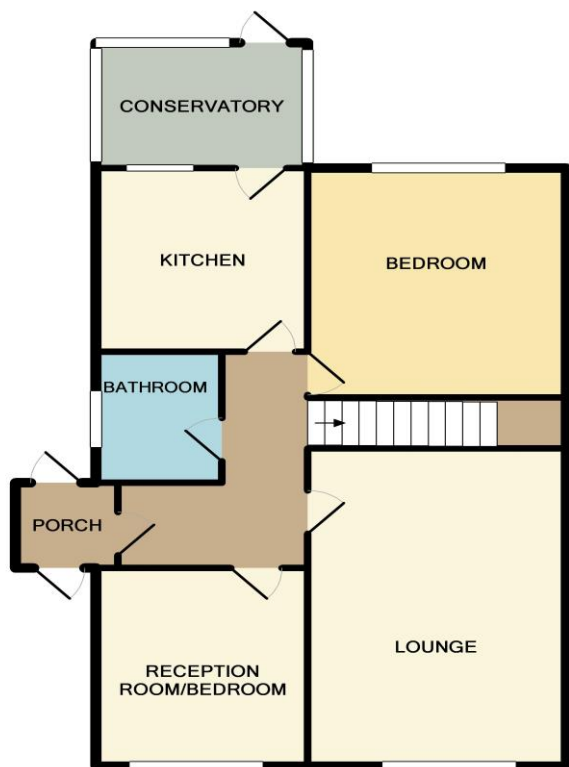
Directions

Proceed south along the Esplanade passing B & M car park on the left hand side. Take the first turning into Steart Avenue and Birch Lawn will be found on the right hand side.

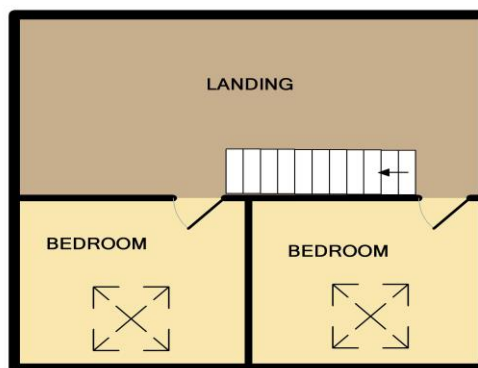








GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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, 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 £150 Inc. VAT, Barringtons & Sons up to £120 Inc. VAT, Holly & Steer up to £100 Inc. VAT, Simply Conveyancing up to £240 Inc. VAT, HD Financial Ltd up to £240 Inc. VAT

