



5 ROSEWOOD CLOSE

Burnham-On-Sea, TA8 1HG

Offers in Excess of £225,000

 BERRYMAN'S

PROPERTY DESCRIPTION

An attractive two bedroom semi detached bungalow situated in a highly sought after residential location close to local amenities.

Entrance hall* lounge* fitted kitchen* rear porch/conservatory* two double bedrooms* wet room* upvc double glazed windows* upgraded electrics* gas central heating with modern combination boiler* off street parking.

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

BURNHAM@BERRYMANSPROPERTIES.NET



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Upvc double glazed obscured door to the:

Entrance Hall

Access to roof space.

Lounge 15' 3" x 10' 0" (4.64m x 3.06m)

Upvc double glazed window to the front. Feature fire surround with open hearth.

Kitchen 10' 0" x 7' 9" (3.06m x 2.36m)

Partly re-fitted with single drainer sink unit, upvc double glazed windows to the side and rear and part glazed door to the:

Rear Porch/Conservatory 5' 1" x 5' 0" (1.54m x 1.53m)

Part brick and part upvc double glazed construction. Upvc double glazed door to outside.

Bedroom 1 10' 10" x 10' 0" (3.29m x 3.06m)

Upvc double glazed window to the rear.

Bedroom 2 10' 1" x 8' 8" (3.07m x 2.64m)

Upvc double glazed window to the front.

Wet Room 5' 10" x 5' 1" (1.78m x 1.56m)

Shower area with seat, pedestal wash hand basin and low level w.c.

Extractor fan, upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary wall with a garden area laid for ease of maintenance.

To the side of the property is a driveway offering off street parking for numerous vehicles leading to:

Metal Workshop

Rear Garden

Measuring approximately 40ft in length laid to lawn with garden shed.

PROPERTY DESCRIPTION

Description

The property is situated in a convenient location within easy access of the town centre and sea front. This attractive semi detached bungalow comprises entrance hall, lounge, partly re-fitted kitchen(in need of completion) with rear porch/small conservatory off, two double bedrooms and wet room. The property benefits from having an upgraded wiring system, gas central heating with modern combination boiler, upvc double glazed windows, enclosed garden to the rear and good sized driveway. There is the potential for an individual to put their own mark on this sought after design of bungalow.

An early application to view is strongly recommended by the vendors selling agents.

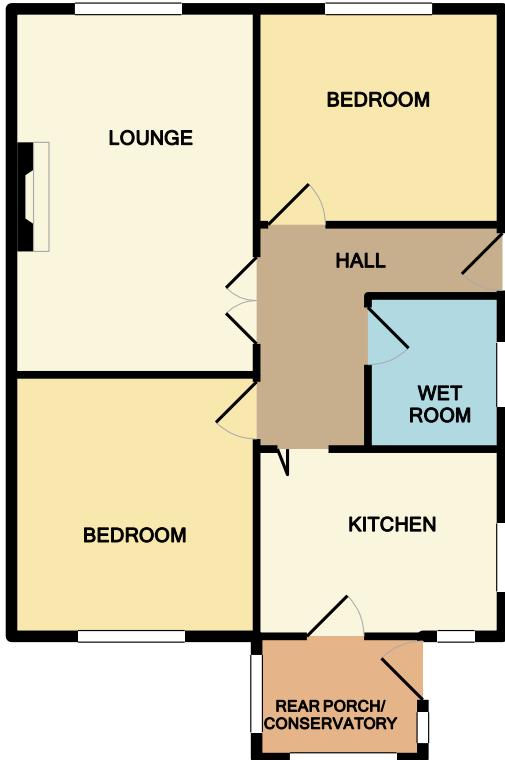
Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking the second turning right into Rosewood Avenue. Continue along Rosewood venue turning first right into Rosewood Close. Proceed down Rosewood Close where the bungalow will be found on the left hand side.







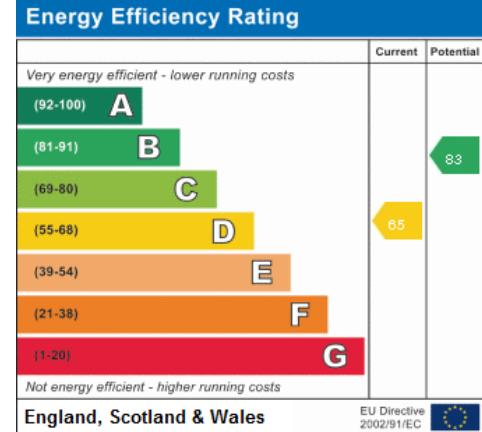


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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, 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:
Alltelsons 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



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