

Rectory Drive, Burnham-on-Sea, Somerset. TA8 2DT

£339,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to offer this very well presented two bedroom bungalow located on the favoured north side of Burnham-on sea.

A particular feature of the sale is the tranquil position of the property with the super landscaped rear garden facing Hunts Pond, a large fishing lake, with a patio area directly overlooking the lake and facing largely south to enjoy the maximum sunlight.

In brief the spacious accommodation consists fully enclosed storm porch opening to 'L' shaped Hallway with useful storage cupboard, good size Living room, modern Kitchen, both opening to full width Sun Room. Further door to a covered side passage with doors to front & rear, plus internal door to attached single garage. Internally there are also two double bedrooms and a bathroom.

Outside, the front garden is mostly laid to lawn with a long driveway suitable for three vehicles at least whilst to the rear a spectacular view of the lake awaits. The rear garden has been beautifully maintained, largely laid to lawn with decked areas & patio area with a multitude of maturing plants & shrubs. To the far end of the garden there is a further small paved patio almost at water level & giving a stunning view across the lake and being the perfect area to relax with a G&T in the sun and watch the wildlife!

This fabulous home & garden is sure to attract much attention and we recommend an early viewing in order to fully appreciate not just the views but the spacious property too.

Our vendors ask for serious enquiries only please from applicants whose own property is at least on the market.

FEATURES

- Immaculate Bungalow
- Two Double Bedroom
- Large Sun Room
- Fabulous Landscaped Rear Gardens
- Overlooks Fishing Lake
- Excellent Order Throughout
- Attached Garage & Parking
- Freehold
- Council Tax Band - C
- Viewing Highly Recommended - Serious Enquiries Only Please
- EPC - C



ROOM DESCRIPTIONS

Storm Porch

Fully enclosed porch with double glazed windows.

Hallway

'L' shape hallway with doors to all principle rooms, radiator, useful storage cupboard, loft access which is partly boarded with light and houses a five year old gas combination boiler.

Living Room

Good size living room with extra wide sliding patio doors opening to Sunroom. White wooden fireplace & tiled hearth with inset electric fire , radiator.

Sun Room

Large full width sun room with double glazed windows and doors looking over the gardens. Ample space for a lounge & dining areas, lighting, power & radiator. Further doors to kitchen & side passageway.

Kitchen

Updated kitchen with swish gloss white base & eye level cupboards, grey worksurface & tiled splash backs & grey wood laminate flooring. Double glazed window, inset sink & drainer with mixer tap, space & plumbing for washing machine, integral induction hob with extractor hood over and eye level double oven. Ceiling spotlights. Door to Sun room.

Bedroom One

Double glazed window to front aspect, radiator, twin built-in wardrobes.

Bedroom Two

Double glazed window to side aspect, radiator.

Bathroom

White suite consisting panel bath with shower over, low level WC & pedestal wash hand basin. Obscure double glazed window, tiled splash-backs, heated towel rail.

Covered Side Passage

Accessed from Sun Room with internal door to garage & exterior doors to front driveway & rear garden.

Attached Garage

Up & over door, power & light.

Outside

To the front a level lawned area, concrete & stone chip driveway leading to garage & front door suitable for parking at least three vehicles.

To the rear, a good size level garden backing on to Hunts Pond with stunning southerly views over the fishing lake. The garden has been beautifully maintained and consists of a number of zones with a large paved patio to the immediate rear of the property with raised decked area ideal for a gazebo and bbq. Concrete pathway running centrally through the garden to the rear with steps down to further smaller patio enjoying views across the lake. Pergola, additional shaded decked area, stone chip area & numerous plants & shrubs all lovingly maintained.

Agents Note:

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

