

Olivier Close, Burnham-on-Sea, Somerset. TA8 1RA

£256,500 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer for sale for the first time this modern three bedroom detached house situated in a convenient location close to local amenities & with excellent access to the M5 at junction 22.

The property is offered at a Discount Percentage Price of 90% but this will be subject to the same restriction on future sales and the buyer will need to enter into a Deed of Covenant with Somerset District Council. Full market price £285,000 with 10% market value discount equals £256,500.

Situated on the edge of the established and sought after Rosewood Farm development. This high quality home ensures that attention to every detail extends from the original design and build, right through to the quality of the internal specification.

The property lies around one mile from the town centre and seafront and is close to a local supermarket and a variety of pubs and restaurants.

Around one and a half miles from the M5 at Junction 22, the development is midway between Bristol and Taunton and is an ideal location for enjoying the very best of the incredible Somerset coast & countryside.

Offered with no onward chain complications this super family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate.

## FEATURES

- Modern Detached House
- Immaculate Condition Throughout
- Three Bedrooms & En-Suite
- Driveway Parking
- Landscaped Rear Garden
- Close to all Amenities
- No onward chain
- Local Market Discount Scheme of 10% applied.
- EPC - B



## ROOM DESCRIPTIONS

### Hall

Composite front door, mat well, stairs to first floor, radiator.

### Cloakroom

Low level WC & pedestal wash hand basin.  
Radiator, obscure double glazed window.  
Grey wood laminate flooring.

### Kitchen/Diner

Modern range of fully fitted kitchen units with dark grey laminate worktops & matt white base & eye level units with integral stainless steel sink and mixer tap.  
Built in Zanussi eye-level multifunction single oven & stainless steel gas 4 burner hob with stainless steel extractor hood over. Integrated Zanussi dishwasher, washing machine & fridge/freezer. Recessed LED ceiling downlights, radiator.  
Grey wood effect laminate floor, under-stairs cupboard, double doors to Lounge.  
Double glazed window to front aspect. Double doors to Lounge & useful under-stairs storage cupboard.

### Lounge

Double glazed window & twin double glazed patio doors opening to rear garden. Radiator

### Landing

Doors to all principle rooms, airing cupboard with electric heater, attic access, radiator.

### Bedroom One

Double glazed window to front aspect with window blinds, radiator, built-in double wardrobe with shelving & hanging rails. Door to en-suite.

### En-suite

Fully tiled shower cubicle housing mains fed shower, low level WC & pedestal wash hand basin.  
Extractor, spotlights, chrome ladder style radiator, grey wood laminate flooring. shaver point.

### Bedroom Two

Double glazed window to rear aspect with window blinds, radiator, storage cupboard.

### Bedroom Three

Double glazed window to front aspect with fitted blind, radiator.

### Family Bathroom

Panel bath with mains fed shower over, & glass side screen, low level WC & pedestal wash hand basin.  
Obscure double glazed window, chrome ladder style radiator, extractor, spotlights, grey wood laminate floor, shaver point.

### Outside

To the rear a level garden not directly overlooked, mostly laid to lawn with paved patio area to immediate rear of the property & wooden shed. Various shrubs & plants to boundaries.  
Outside light & tap. Fully enclosed with fencing & gated access to front.

Front garden with paved path leading to front door, small area of garden & stone chip plus block paved driveway suitable for two vehicles.

### Open Market Discount Scheme

The Open Market Discount Scheme properties are offered for sale at a discounted price on the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms.

This property can only be sold to a Qualifying Person - defined as :-

- i) People who are employed by business or public organisations within the County of Somerset or any adjoining County, but can't afford their own home
- ii) Key workers in the public sector such as teachers, nurses and police officers provided that high house prices are affecting recruitment and retention
- iii) People who are in need of affordable housing
- iv) People who are on the Council's housing register or eligible for inclusion on the register, on the 'local help to buy' register or tenants of a registered provider.

If you do not currently meet any of the above criteria, but would be interested in purchasing this property, then please contact the office for further information.

### 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

