

Berrow Road, Burnham-on-Sea, Somerset. TA8 2GZ

£260,000 Freehold (to be confirmed)

FOR SALE



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 **HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents (Burnham-on-sea) are pleased to offer this modern & well presented 3 bedroom townhouse with no onward chain complications.

Presented in move in condition the property has been finished to a high specification with a well appointed kitchen/diner with appliances, modern bathroom and en-suite shower room, gas central heating including underfloor heating to the ground floor.

Outside, there is also a low maintenance rear garden and allocated parking space to the front.

This super home is conveniently situated within an easy level walk to both the beach and town and is sure to attract much attention. We recommend an early viewing in order to fully appreciate the property both inside & out.

Draft details - further photographs to follow - please call for further information - 01934 314242.

## FEATURES

- Modern Townhouse
- Three Bedrooms & En-Suite
- Courtyard style gardens
- Part Underfloor Heating
- Close to all Amenities
- No Onward Chain Complications
- EPC - TBC
- Advised Freehold
- Viewing Essential
- Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hall -

Modern composite multi-lock front door with stairs rising to first floor & inner door to:

Lounge -

Double glazed bay window to front aspect. Feature 'floating' pebble/wood effect fireplace. Wood effect laminate flooring. Television/satellite point. Underfloor heating and connecting door through to:

Kitchen/Diner -

Comprehensively fitted out with a quality range of kitchen furniture with a peninsular unit housing an inset sink unit. Fitted 5 ring gas hob with extractor chimney above. Built in eye level double oven. Space for vertical fridge/freezer & under counter space for appliance. Tiled splash-backs. Ample space for table and chairs. Underfloor heating. Ceiling spotlights. Double glazed double doors with twin side panels leading out onto the enclosed rear garden.

Cloakroom

Low level WC and hand wash basin.

### First Floor

Landing

Staircase leads from the hall to landing with door to lobby with double glazed window & staircase rising to second floor.

Bedroom 2 -

Radiator. Two double glazed windows to rear aspect.

Bedroom 3/Study -

Radiator. Double glazed window to front aspect.

Bathroom

With white suite of panelled bath & shower attachment, fitted wash hand basin & wc with

### Second Floor

Primary Bedroom -

Radiator. Double glazed window to front aspect.

En-Suite Shower Room

Fully tiled shower cubicle with electric shower. Wash hand basin and low level wc. Chrome ladder style radiator. Complimentary half-height tiled splash-backs to all walls.

### Outside

Enclosed Rear Garden -

Courtyard style garden with fenced boundaries. Paved throughout. Rear gate. Small garden shed. Outside light.

Front:

Outside light. Dedicated parking spot.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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