

Fraser Close, Burnham-on-Sea, Somerset. TA8 2TJ

£255,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

*** PRICED TO SELL! ***

HouseFox Estate Agents are pleased to offer this very well presented & extended three bedroom semi-detached house to the open market.

Situated close to a Tesco supermarket, with Doctor surgery, town centre & seafront all within an easy level walk and junction 22 of the M5 a short drive away, the property sits in an enviable location in a quiet cul-de-sac.

In brief the well planned & extended accommodation consists: Entrance hall, open plan lounge/dining room, sun room, modern kitchen, utility area, cloakroom, integral garage currently used as a workshop/utility and with the ability to easily be converted into formal living accommodation (with appropriate permissions). Upstairs there are three bedrooms (two double), and a family bathroom all off a spacious landing.

Outside there is driveway parking for two vehicles with lawned area of front garden which could also be used for additional parking. To the rear a fully enclosed garden with patio area to the immediate rear of the property opening to lawned area with summerhouse.

This super property is sure to attract much attention & will make an excellent home for either a young family or equally for a retired couple looking to downsize. Book your viewing today in order to fully appreciate all this spacious & versatile property has to offer.

FEATURES

- Semi-Detached House
- Three Bedrooms
- Extended Ground Floor Accommodation
- Integral Garage Ripe for Conversion
- Downstairs Cloakroom
- Freehold
- EPC - D
- Council Tax Band - B
- Popular Cul de sac Location
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Hall

Door to Lounge/Diner, stairs rising to first floor, radiator.

Lounge/Diner

Double glazed window to front aspect, useful under-stairs cupboard, coving, two radiators. Open-plan to rear Sun room.

Sun Room

Extended area running across the entire rear of the property, open-plan to Dining area & Kitchen. Sliding double glazed patio doors & single double glazed door opening to rear garden. Double glazed window. Door to Utility room. Radiator.

Kitchen

Modern range of gloss white base & eye level units with wood block worksurface. Integral Bosch double oven & gas hob with extractor unit over. Integral fridge Grey vinyl flooring, tiled splash-backs. Door to Dining area.

Utility Room

Double glazed window to rear aspect, shelving units. Doors to Garage & Cloakroom.

Cloakroom

With low level WC & corner wash hand basin. Sliding door.

Integral Garage

The integral garage has already been informally part converted with the garage door removed replaced by a single personal door with cat flap & UPVC panelling to either side.

Workshop area to front with useful utility area to rear with wall mounted Worcester gas boiler, stainless steel sink & drainer, space & plumbing for washing machine & tumble dryer. Door to Utility room.

Landing

Double glazed window, doors to all rooms, loft access with ladder, airing cupboard.

Bedroom One

Double glazed window to rear aspect, radiator, coving.

Bedroom Two

Double glazed window to front aspect, radiator, coving.

Bedroom Three

Double glazed window to front aspect, radiator, coving.

Bathroom

Modern white suite consisting 'P' shaped bath with glass screen housing mains operated shower with fixed monsoon shower head plus further detachable shower head.

Low level WC & pedestal wash hand basin. Tiled splash-backs, grey vinyl flooring, chrome ladder style radiator, obscure double glazed window.

Outside

The rear garden is fully enclosed & mostly laid to lawn with small paved patio area to immediate rear of the house. Metal shed & wooden summer house.

To the front tarmac driveway parking for two vehicles, path to front door & lawned area.

Room Measurements

All approximate room measurements are shown on the attached floorplan.

Disclaimer

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.

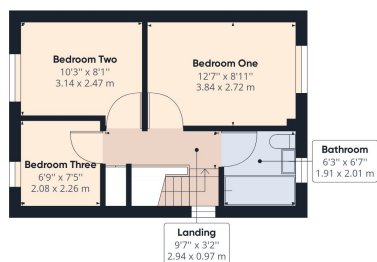
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽¹⁾947.07 ft²87.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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