

12 Beechwood Court, Players Lane, Burnham-on-Sea, Somerset.

TA8 2HZ

£215,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*** Fabulous First Time Buyer Opportunity in Sought After Location ***

HouseFox Estate Agents (Burnham-on-Sea) are delighted to offer this modern well presented end of terrace two bedroom house quietly situated in Players Lane, Burnham-on-sea.

Of appeal not to just first time buyers, but downsizers looking for a low maintenance property set within an easy level walk of the town centre & seafront or as a lucrative buy to let opportunity.

In brief, the property is around ten years old and has been well maintained throughout - the new owners can simply move in and start living with no obvious work required.

The end of terrace house is set within the quiet backwater of Players Lane situated in a sought after north Burnham location and close to the most desirable roads the town has to offer. The property benefits to the rear with an allocated parking space, westerly facing corner plot rear garden with the option to extend the property to the side (with appropriate permissions) should a larger house be required in the future.

Further benefits include full double glazing, gas central heating throughout, with the ground floor being via underfloor heating.

Upstairs there are two good size bedrooms, a luxury bathroom with 'L' shape bath & mains powered shower over plus the all important ground floor cloakroom.

Outside, as mentioned, a good size corner plot garden mostly laid to lawn and enjoying a sunny westerly aspect plus garden shed.

This house offered with no onward chain complications is sure to attract much attention and we recommend an early inspection. Book your viewing today by calling HouseFox on 01278 557700 and if necessary ask for independent mortgage advice to ensure your proceedability.

FEATURES

- Modern End of Terrace House
- Two Bedrooms
- Excellent Order Throughout
- Corner Plot Gardens
- Quiet Backwater Location
- Easy Walk to Beach & Town Centre
- No Onward Chain Complications
- Allocated Parking
- Bus Stops Close By
- Popular Seaside Town



ROOM DESCRIPTIONS

Ground Floor

ENTRANCE HALL :-

Composite secure front door opening to Hall.
Door Living room & to the :

CLOAKROOM :-

Low level suite and hand wash basin with cupboard below. Tiled splashback and radiator. Obscure double glazed window.

LIVING ROOM:

Box Bay window to front aspect,
Television/satellite point, stairs rising to first floor, underfloor heating and connecting door through to the :

KITCHEN/DINER

Comprehensively fitted out with a quality range of kitchen furniture, inset sink unit. Fitted gas hob, built in oven and electric cooker hood. Ample space for table and chairs, underfloor heating, double glazed double doors leading out to the enclosed rear garden.

First Floor

Staircase leads from the living room to the :

FIRST FLOOR LANDING

BEDROOM ONE :-

Radiator and two double glazed windows.

BEDROOM TWO :-

Radiator and two double glazed windows.

BATHROOM :-

With white suite of 'L' shape panelled bath with glass screen & mains operated shower over. Pedestal wash hand basin and w.c. to vanity unit. Chrome ladder style radiator, tiled floor and feature tiled surrounds. Extractor & spotlights.

Outside

FRONT

Small area of garden to the front of the property surrounded by wrought iron railing.

ENCLOSED CORNER PLOT REAR GARDEN

A real feature of the sale is the rear garden - laid mostly to lawn and has a large patio area. Fenced boundaries. Side Gate. Garden Shed. Westerly aspect.

Allocated parking to the front of the development (Berrow Road side).

AGENTS NOTE

All approximate room measurements are shown on the attached floorplan.

EPC - C

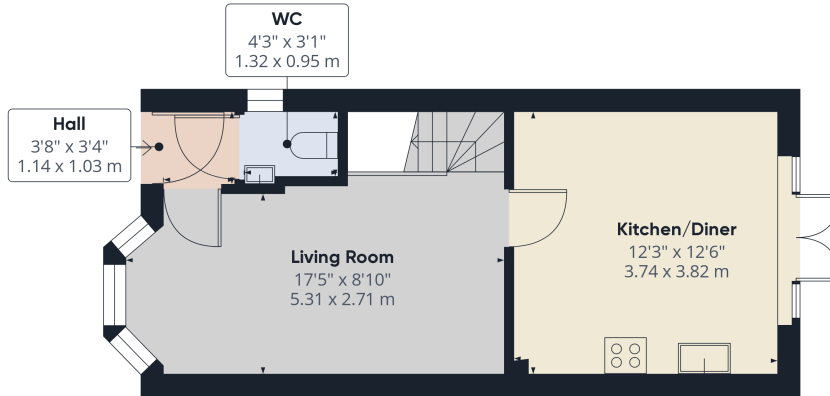
Council Tax Band - B.

Allocated Parking to rear for one vehicle.

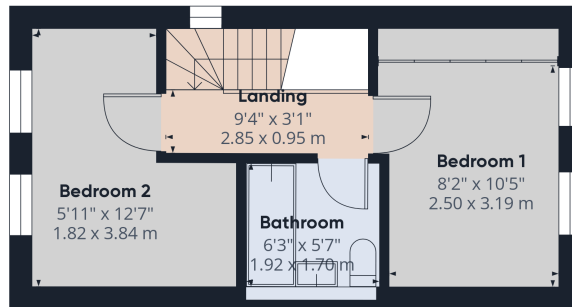
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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⁾
639.58 ft²
59.42 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. Calculations are based on RICS IPMS 3C standard.

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