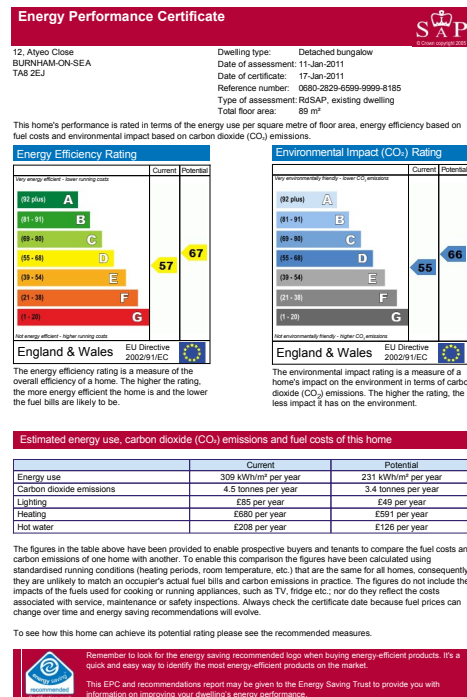


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE VENDORS AGENTS HAVE NOT HAD THE OPPORTUNITY OF TESTING ANY OF THE SERVICES AT THE PROPERTY TO ENSURE THAT THEY ARE IN WORKING ORDER. ANY PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES THAT ALL SERVICES AND APPLIANCES ARE IN WORKING ORDER. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY, THE MEASUREMENTS ARE ONLY TO BE TAKEN AS APPROXIMATE & FOR GUIDANCE PURPOSES ONLY.



**AN EXTENDED MODERN DETACHED BUNGALOW WITH GAS CENTRAL HEATING AND DOUBLE GLAZING TO BE FOUND ON AN ENCLOSED, PRIVATE CORNER PLOT**

- NO ONWARD CHAIN
- CORNER PLOT
- 3 BEDROOMS
- EN-SUITE SHOWER
- 2 RECEPTION ROOMS
- 3 WCs

# 12 Atyeo Close, Burnham-on-Sea, Somerset, TA8 2EJ

## DESCRIPTION

Believed to have been built in the 1980's by Stanley Stone (Chelsea) Ltd of brick and block cavity walls having a tiled felted and insulated roof. The property benefits from low maintenance rain water goods, fascias and ventilated soffits. This spacious bungalow is offered For Sale with No Onward Chain.

The sale will include fitted carpets/floor coverings, curtains, blinds, nets and light fittings.

## DIRECTIONS

From the town centre proceed inland along Love Lane to the Tesco's Roundabout. Take the first turning left and continue along Love Lane for approximately ½ mile and take the major left hand bend (No other option). Proceed along Stoddens Road and turn first left into Southern Lea Road, take the first turning right (Creswick Way) and then the 1st turning left, Atyeo Close. Number 12 is to be seen along on one's right hand side.

## ACCOMMODATION

### RECESSED PORCH

With tiled step, key safe and inset meter cupboards.

### ENTRANCE HALL

Approached via door with inset letterbox and decorative panes. Double radiator, doorbell, smoke detector and central heating programmer. Built in cupboard housing the "Glowworm" Gas combi boiler. Built in cupboard with slatted shelving. Loft access via fold away ladder.

### CLOAKROOM

Wash hand basin H&C with tiled splash-back and low level W.C. Radiator and obscure glass double glazed window. Towel ring, toilet roll holder, soap dish, wall mirror and consumer unit.

### LOUNGE 15'3 x 11'2 (4.65m x 3.40m)

Television and telephone points. Double radiator and feature fireplace with electric coal fire. Double glazed southerly facing double doors, with matching side panels, to rear garden.



### KITCHEN 12'2 x 9'7 (3.71m x 2.92m)

Single drainer stainless steel sink unit with mixer tap. Range of base and drawer units, wall cupboards and contrasting worktops.

Electric cooker with extractor hood over. Double radiator and westerly facing double glazed window. Part tiled walls, plumbing for automatic washing machine and ceiling spotlights.



### DINING ROOM 10'7 x 10'0 (3.23m x 3.05m)

Double radiator and dual aspect double glazed windows. Door with inset double glazed pane to Garden



### MASTER BEDROOM 11'2 x 11'2 (3.40m x 3.40m)

Radiator, double glazed window, television point and shelf.



### EN-SUITE SHOWER ROOM

Tiled floor and tiled walls, recessed cubicle with "Triton TAT" mixer and folding screen. Pedestal wash hand basin H&C and low level W.C. Obscure glass double glazed window, extractor fan, electric wall fire, towel ring, toilet roll holder, glazed shelf and oval wall mirror.



### BEDROOM 2 11'8 x 9'7 (3.56m x 2.92m)

Double radiator, double glazed window and telephone point.



### BEDROOM 3 9'11 x 9'7 (3.02m x 2.92m)

Radiator and double glazed window.

### BATHROOM 7'10 max x 7'1 (2.39m max x 2.16m)

Tiled walls and comprising a coloured suite of panelled bath with mixer tap, twin grab handles and "Mira Sprint" shower mixer, rail and curtain. Pedestal wash hand basin H&C and low level W.C. Double radiator and obscure glass double glazed window. Matching toilet roll holder, soap dish and mug/toothbrush holder. Rectangular wall mirror with strip light/shaver point over. Matching double towel rail and corner cabinet. Electric wall fire.

### OUTSIDE

The front garden is laid to chippings with paving slabs and established bushes. 3 car driveway gives access to the GARAGE with up and over door, electric light, power, plumbing and part glazed side personal door. Side pedestrian gate gives access via paved path to the:-

Enclosed private Rear Garden comprising paved patios, shed, water tap, security light, hanging basket brackets, "L" Shaped

lawn, conifer screening, compost store and established shrub/bush borders.



### TENURE

FREEHOLD

Vacant Possession upon completion



### OUTGOINGS

Sedgemoor District Council, Tax Band: D

### SERVICES

Mains Gas, Water, Electricity and Drainage are connected.



AA