



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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Letting and Property Management
 Estate Agents
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Bishops Path, Burnham On Sea
Asking price £245,000



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A MODERN LINK DETACHED HOUSE WITH GAS CENTRAL HEATING (RECENTLY INSTALLED BOILER) & DOUBLE GLAZING (BELIEVED TO HAVE BEEN INSTALLED 2007) IN A FAVOURED LOCATION CLOSE TO AMENITIES.

- 3 BEDROOMS
- GAS C H & DBLE GLZNG
- GARDEN
- CONSERVATORY
- GARAGE & PARKING
- CLOSE TO TOWN

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.

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7 Bishops Path, Burnham On Sea, Somerset, TA8 1RF

SITUATION

Standing in the favoured Priory Gardens area of the town, the property is located within easy reach of the town centre, seafront and local amenities. There are various facilities within the town of Burnham-on-Sea including; Supermarkets, Shops, Banks, Churches, Schools, Library, Cinema, Hospital, Hotels and Public Houses. Access to the M5 junction 22 at Edithmead providing easy travelling to Bristol, London, The North and The South. Mainline Railway Station in Highbridge.

The sale will include the fitted carpets/floor coverings.

CONSTRUCTION

The property has been well maintained by the present owner and benefits from Gas Central Heating (Boiler replaced late 2016) and Double Glazing (Believed to have been installed in 2007). Built during the 1990's to NHBC standards of Brick and Block cavity walls and having a tiled, felted and insulated roof.

ACCOMMODATION

ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN, CONSERVATORY, LANDING, 3 BEDROOMS, SHOWER ROOM, GAS CENTRAL HEATING & DOUBLE GLAZING, GARDENS, DRIVEWAY, GARAGE AND SHED.

ENTRANCE HALL

With UPVC double glazed door.

CLOAKROOM

White suite comprising low level W.C and corner hand wash basin with tiled splash-back. Radiator, double glazed window and extractor fan.

LOUNGE 5.00 X 3.26 MAX (16'5" X 10'8" MA X)

Carved wood feature fireplace with marble hearth and insert. Double glazed window and 2 radiators. Television point, oak flooring and under-stair cupboard,



KITCHEN 4.13 X 2.51 (13'7" X 8'3")

With single drainer stainless steel sink unit with mixer tap, range of modern base, wall and drawer units with roll-top working surfaces and part tiled walls. Fitted "Indesit" gas 4 ring hob with overhead "Creda" extractor hood and fitted "Beko" oven. Plumbing for automatic washing machine and dishwasher. Double glazed window and larder. Glazed door to;



CONSERVATORY 3.93 X 3.18 MAX (12'11" X 10'5" MA X)

With double glazed windows, tiled floor, wall mounted electric heater and double glazed double doors to the rear garden.



LANDING

With access to the insulated loft space via sliding aluminium ladder.

MASTER BEDROOM 3.64 X 3.54 MAX (11'11" X 11'7" MA X)

Built in double wardrobe with mirror fronted doors and housing the "Ideal - Classic" gas fired combination boiler which was installed in late 2016. Radiator and 2 double glazed windows. Television point and telephone points. Built

in cupboard with slatted shelving



BEDROOM 5.73 X 2.46 (18'10" X 8'1")

2 radiators and double glazed windows at either end. Loft access



BEDROOM 2.87 X 2.10 (9'5" X 6'11")

Double glazed window, radiator and built in double wardrobe with mirrored door fronts.

SHOWER-ROOM

White suite comprising cubicle with "Bristan" mixer, pedestal wash hand basin H&C and low level W.C. Radiator and double glazed window. Part tiled walls, extractor fan and electric shaver point.



OUTSIDE

The westerly facing front garden has slate area, bushes, water butt and evergreen hedge. Brick pavia gives parking for 1 vehicle. Overhang with inset meter cupboards. Tarmac driveway gives access to GARAGE (5.77 x 2.53) with electrically operated up-over door, electric light and power, concrete base, single drainer stainless steel sink unit H&C and part glazed rear personal door.



Side path leads to the enclosed, landscaped REAR GARDEN which comprises paved patio area, raised brick flowerbeds, lazy lawn, shed, water tap, flower and shrub borders and beds.

ENERGY PERFORMANCE RATING

BAND "D" (66)

SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

TENURE

FREEHOLD

Vacant Possession upon completion

OUTGOINGS

Sedgemoor District Council Tax Band "C"