



21 Corsham Drive, Burnham-On-Sea, Somerset,
TA8 2TY
£161,950

westcoast
PROPERTIES

An ideal first time buy or investment property situated in a cul-de-sac location with modern kitchen and bathroom and uPVC double glazing, Parking to the front and garage close by. Energy Rating (D).



Approached via a slabbed pathway to a canopy entrance with uPVC entrance door having glazed panel to:

Council Tax Band B

Entrance Hallway Telephone point. Free standing oil fired radiator. Door to the living/dining room. Wide archway to:

Kitchen 7' 11" x 7' 11" (2.41m x 2.41m) uPVC double glazed window to the front elevation. Modern range of pale wood fronted wall and base level units incorporating built-in fridge freezer, and single under oven with gas four ring hob over. Built in washing machine. Modern black laminate roll edge worktops with inset stainless steel single drainer sink unit with mono block mixer tap over. Tiled splashbacks. Laminate flooring.

Living Room/Dining Room 16' 9" x 11' 11" (5.10m x 3.63m) with stairs rising to the first floor with useful understairs recess area. Free standing oil fired radiator. Ample power points. TV point. uPVC double glazed French doors opening into conservatory.

Conservatory 12' 6" x 10' 10" (3.81m x 3.30m) A large conservatory making a great addition to the living space of uPVC double glazed construction with full uPVC panels to one flank half panelled to remainder with double glazed windows, French style doors to the garden, under a polycarbonate opaque roof. Power points.

First Floor Landing Access to loft space. Free standing oil fired radiator. Doors to:

Bedroom One 12' 0" x 8' 9" (3.65m x 2.66m) extending into recess area which has been fitted with an excellent range of wardrobes. uPVC double glazed window to the rear elevation. Quality range of built-in furniture comprising dressing table extending to either side with combination of drawer and cupboards, built-in wardrobe with one full fronted mirrored door.

Bedroom Two 12' 9" x 6' 11" (3.88m x 2.11m) uPVC double glazed window to front elevation with views across the cul de sac to the local parkland nearby. Excellent range of fitted wall to wall furniture with wardrobes, chest of drawers and display shelving. Matching book case/display shelving wall mounted.

Bathroom uPVC obscure double glazed window to front elevation. Modern white suite comprising back to wall w.c. with concealed cistern. Vanity wash hand basin with useful store cupboards beneath. Panelled bath with centrally positioned mono block mixer tap and Mira electric shower unit over. Extensively tiled walls.

Outside The front garden is laid to stone chippings and paving providing a parking space. There is also a garage located in the courtyard at the end of the terrace. The rear garden is enclosed and laid mainly to paving for ease of maintenance with a rear access gate.

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx. Gross Area 735.70 Sq.Ft - 68.30 Sq.M



For illustrative purposes only. Not to scale. Ref no:DP/6009/AN
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by plan-max.co.uk

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The Data Protection Act 1998

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