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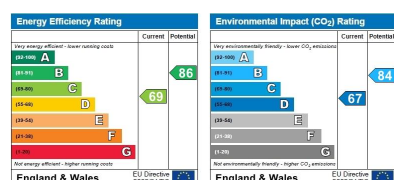
Creswick Way, Burnham On Sea  
£269,950



## GROUND FLOOR



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## A GAS CENTRALLY HEATED, DOUBLE GLAZED DETACHED BUNGALOW STANDING IN THE POPULAR 'WESTFIELD' AREA OF THE TOWN

- 2 BEDROOMS
- LOUNGE/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

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# 16 Creswick Way, Burnham On Sea, Somerset, TA8 2EH

**TO VIEW:**

Apply to the Vendor's Sole Agents: A&F Property

**THE PROPERTY:**

Entrance Hall, Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Front & Rear Gardens, Driveway & Garage.

**SITUATION:**

Standing in the popular 'Westfield' area of the town and being approximately a mile away from the town centre and the beach. Burnham-on-Sea town centre provides various shopping and banking facilities, together with churches, schools, hotels, public houses, library, cinema, hospital and Doctor's surgery. There are various local sporting facilities within the town and the Burnham Area Sports Association club and fields providing rugby, cricket and archery are within a short walk. Access to the M5 at Junction 22 providing easy travelling to Bristol, London, the North & the South. Mainline railway station in Highbridge.

**CONSTRUCTION:**

Built approximately 40 years ago (late 1970s) to a high standard by a local then reputable building company of brick and block cavity walls and having a tiled, felted and insulated roof. Over the years the bungalow has had various updates including uPVC, barge boards and fascias, together with cavity walls insulation. There is also the benefit of gas fired central heating and uPVC double glazing. The vast Lounge/Diner could be divided with partitioning to create a 3rd Bedroom, if so required. It is our opinion the Lounge could remain still of generous size.

**ACCOMMODATION**

**ENTRANCE HALL:**

UPVC double glazing entrance door. Radiator, built-in cloaks cupboard and built-in airing cupboard housing the factory lagged copper hot water tank fitted with an electric immersion heater.

**LOUNGE/DINER: 9.32m x 3.59m (max) (30'7" x 11'9" (max))**

Reconstructed stone fireplace having a slate hearth and fitted gas fire. Two radiators, double glazed window, five wall light points and double glazed sliding patio door to the southerly facing rear garden.



**KITCHEN: 3.04m x 2.70m (10'0" x 8'10")**

Single drainer stainless steel sink unit with cupboards under. Three base units, roll top working surfaces and three wall units. Plumbing for automatic washing machine. Fluorescent strip light, part tiled walls, electric cooker point, radiator, double glazed window and 'Ideal' gas fired boiler providing domestic hot water and central heating.



**BEDROOM 1: 4.08m x 3.13m (13'5" x 10'3")**

Double glazed window, radiator and range of built-in wardrobes with sliding doors.



**BEDROOM 2: 3.13m x 2.18m (10'3" x 7'2")**

Double glazed window and radiator.



**BATHROOM: 3.00m x 1.72m (9'10" x 5'8")**

Panelled bath having a shower attachment, rail & curtain. Pedestal hand wash basin, low level WC, double glazed window, radiator and part tiled walls.



Double glazed door from Kitchen to Side Porchway giving access to the Front Garden and door giving access to the Rear Garden.

**OUTSIDE:**

Driveway to the front of the property providing parking space and leading to:-



**GARAGE: 5.17m x 2.53m (17'0" x 8'4")**

Up-and-over door, concrete base, side personal door with electric light and power.

The Front Garden is laid to lawn with various shrub and flowerbeds. The southerly facing Rear Garden is laid to lawn with adjoining areas of paved patio, flowerbeds and borders together with various wall trees and shrubs. Water tap.



**ENERGY PERFORMANCE RATING:**

Awaited

**SERVICES:**

Mains Electricity, Gas, Water & Drainage are connected.

**TENURE:**

Freehold.

Vacant Possession on Completion.



**OUTGOINGS:**

Sedgemoor District Council, Tax Band: D  
£1,802.78 for 2019/20

Details by: JF