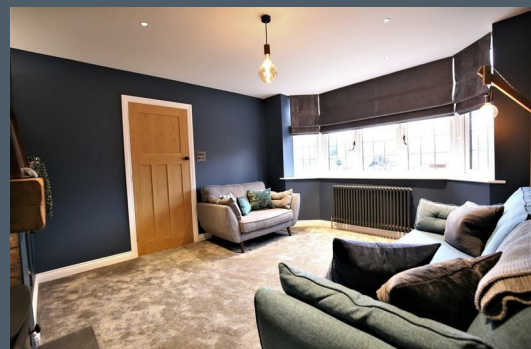


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 30 St. Marys Road, Burnham-On-Sea, Somerset TA8 2AZ Offers in excess of £285,000

\*\*\* PARTLY RENOVATED EXTENDED DETACHED FAMILY HOME \*\*\* SOME MAJOR WORKS ALREADY CARRIED OUT \*\*\* PLANS DRAWN AND PASSED FOR EXPANSION TO THE GROUND FLOOR - (ATTACHED ON BROCHURE) \*\*\*

\*\*\* LIVING ROOM \*\*\* DINING ROOM \*\*\* KITCHEN \*\*\* UTILITY AREA \*\*\* CLOAKROOM \*\*\* THREE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* DECENT PLOT \*\*\* DOUBLE LENGTH GARAGE \*\*\* OFF STREET PARKING FOR FOUR CARS \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Porch

Accessed through an obscure Upvc double glazed door with matching side panel. Tiled flooring. Wooden obscure glazed door to the Entrance Hall.

### Entrance Hall

Textured ceiling, ceiling light, stairs leading to first floor landing, side aspect double glazed aluminium window. Doors to the living room, dining room and kitchen.

### Living Room

13'11x12'4 (4.24mx3.76m)

Front aspect room with Upvc double glazed bay fronted windows, ceiling spotlights, feature ceiling hanging light, feature radiator, brick built fireplace with a cast iron floor standing log burner on a slate hearth, built in cupboards and shelving either side of the fireplace.



### Dining Room

13x12'4 (3.96mx3.76m)

Rear aspect room with double glazed doors to the conservatory, textured and coved ceiling, ceiling light.



### Kitchen

12'11x9'2 (3.94mx2.79m)

Side aspect room with Upvc windows, textured ceiling, ceiling light, tile effect vinyl flooring. Upvc double glazed door to the rear garden and driveway. Doors to the utility room and cloakroom. Fitted with a range of base and eye level units inset one and half bowl stainless steel sink adjacent drainer and mixer tap. Space and gas point for a cooker.





### Utility Room

9'2x6'2 (2.79mx1.88m)

Rear aspect room with a aluminium double glazed window. Space and plumbing for washing machine, space for tumble dryer, shelving, walkway leading to the cloakroom.

### Cloakroom

Side aspect room with an obscure Upvc double glazed window, wall light, tile effect vinyl flooring, low level w/c, pedestal wash hand basin.

### First floor Landing

Side aspect Upvc double glazed window, textured ceiling, ceiling light, loft hatch with an extendable ladder giving access to the roof space.

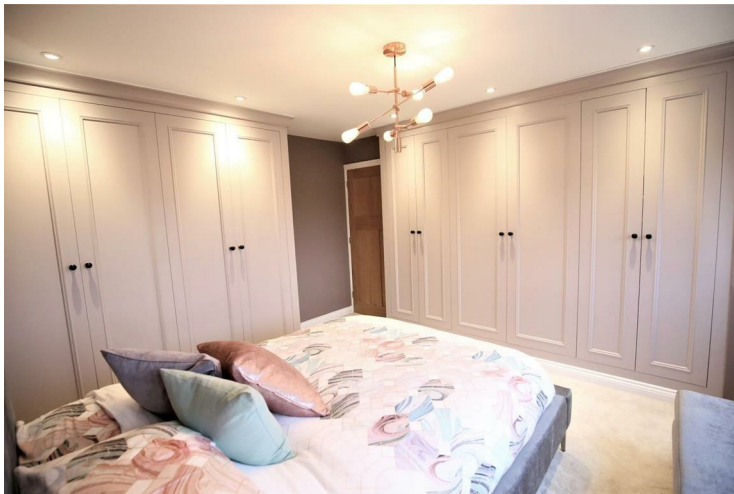
### Master Bedroom

14x10 (4.27mx3.05m)

Front aspect room with Upvc double glazed bay fronted windows, ceiling spotlight, feature hanging ceiling light, feature radiator. Bedroom fitted with a comprehensive range of bespoke furniture incorporating a central TV unit.



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### Bedroom 2

12'11x11'5 (3.94mx3.48m)

Rear aspect room with Upvc double glazed windows overlooking the rear garden, textured ceiling, ceiling light.



### Bedroom 3

8'1x7'10 (2.46mx2.39m)

Front and side aspect room with Upvc double glazed windows, ceiling light, feature radiator,





### Family Bathroom

7'10x7'5 (2.39mx2.26m)

Rear aspect room with Aluminium double glazed windows, textured ceiling, ceiling light, shower, low level w/c, pedestal wash hand basin, space and plumbing for bath, radiator.



### Outside

Outside to the front of the property there is block pave driveway with twin gated access, Front garden laid to patio and shingle stone. The side driveway has gated access to further driveway which in turn leads up to a detached double length garage. Off street parking for 3/4 cars.

Rear garden laid to patio paving and lawn.

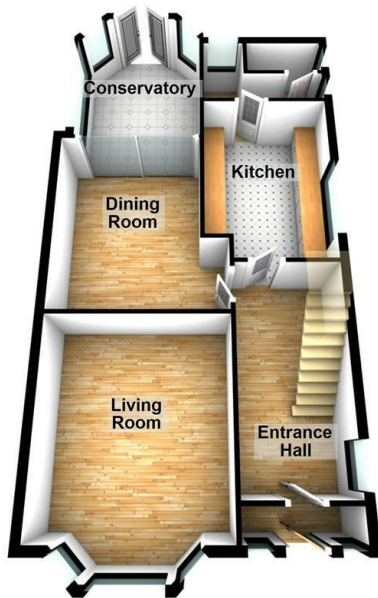


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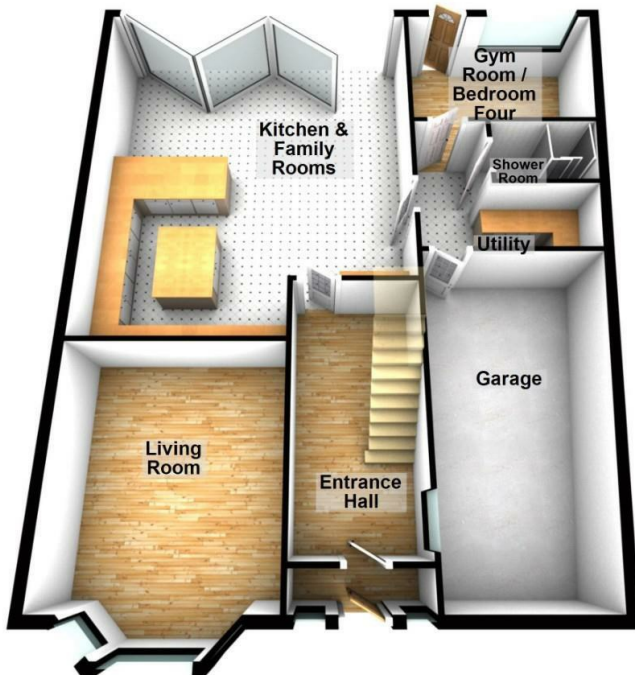
Ground Floor



First Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	