



11 Vincent Close, Burnham on Sea, Somerset, TA8 2TQ
£209,950 Freehold

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- Lovely semi-detached home
- Reception room
- Modern kitchen/diner
- Three first floor bedrooms
- Modern white bathroom
- Pretty rear garden
- Gated side access
- Front garden
- Two parking spaces close by
- Cul de sac location

A very well presented three bedroom semi-detached home located in a quiet cul de sac. The property has a modern kitchen/diner and upstairs bathroom. There are gardens to the front and rear and parking spaces located close by.

This property would make a fantastic first time purchase as it is in excellent condition throughout. The location is great being only approximately 1.9 miles to the M5 (junction 22), 3.7 miles to Highbridge rail link and 19 miles to Bristol International Airport.

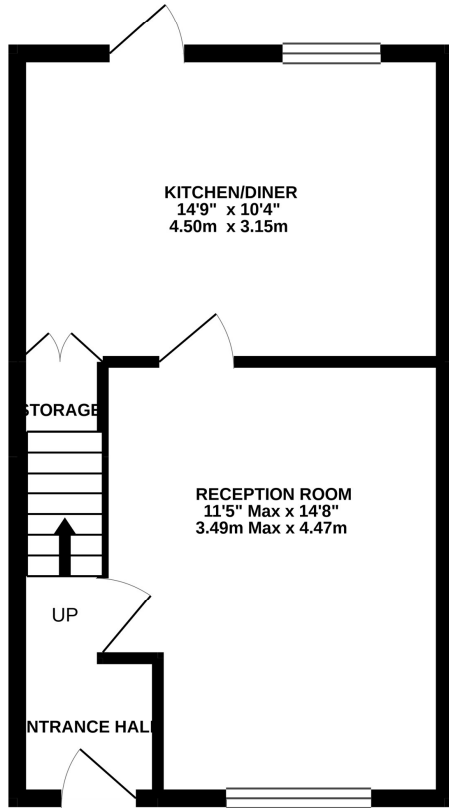




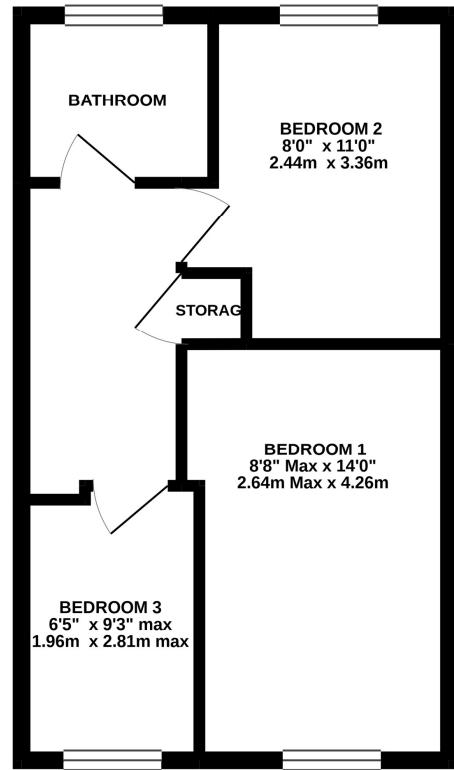
When you arrive at this lovely semi-detached house you are greeted by a lovely lawned front garden with a path leading up to the front door and gated access to the rear garden. Upon entering the property, you immediately get a feel of the excellent decorative condition that you will experience throughout. The entrance hall has stairs leading up to the first floor and a door to the spacious reception room which has pleasant views over the front garden through a large double-glazed window. This room features a decorative feature fireplace and leads into the lovely kitchen/diner, this room is full width of the property allowing for a generous dining area and the modern kitchen. The kitchen area has a good range of base and eye level units incorporating ample work surfaces inset sink unit with a window over with views of the rear garden. There is space for an electric cooker, washing machine and under counter fridge. The dining area has a door to the rear garden and double doors to the under stairs storage cupboard. Upstairs there is a spacious landing with doors to all rooms and an additional storage/linen cupboard. The master bedroom is situated to the front and is a good size double bedroom, the second double bedroom is located to the rear and enjoys views over the rear garden and the neighbouring gardens. The third bedroom is a good size single room and is located to the front. On this level there is a modern bathroom with a matching three-piece white suite. Outside to the rear there is a lovely rear garden which is mainly lawned with rear decked seating area and a timber shed. There is gated side access to the front. There is on street parking outside and allocated parking nearby in a residents parking area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	