

£275,000
Freehold





Features

- Quiet and peaceful location
- Ideal for families and couples
- Garage and off-street parking available
- Private garden
- Panel bath and system fed shower
- D EPC rating and council tax band C
- Garden room
- Three bedrooms
- Semi-detached property in peaceful location
- Amenities close by

Summary of Property

Available for sale is this neutrally decorated, semi-detached property, situated in a quiet and peaceful location, which enjoys the benefits of a strong local community. This property is ideal for families and couples alike, offering an array of unique features including a garage, off-street parking, and a private garden.

The property comprises three bedrooms, all of which are tastefully decorated and offer ample storage space. The first and second bedrooms are both spacious doubles with large built-in storage, while the third bedroom is a comfortable single room with a storage cupboard.

The property boasts a single bathroom, equipped with a panel bath, a system fed shower, a WC, and a pedestal wash hand basin. The heated towel rail is a luxurious addition, ensuring your comfort on those cold mornings. The kitchen is an open-plan space featuring a kitchen island and dining area. It comes with a set of integrated appliances with a ceramic hob with an extractor over and electric oven. With space for a dishwasher, washing machine and fridge/freezer.

The property offers two reception rooms, each with their unique charm. Reception room one provides a cosy setting with a front aspect window and under stairs storage. In contrast, reception room two is bright and airy, with large windows offering a stunning garden view. This room also doubles as an inviting garden room, making it a multi-functional space.

With a D EPC rating and a council tax band C, this property is ready to become your ideal home.

Room Descriptions

In Brief

Situated on the popular north side of Burnham On Sea is this tidy semi detached property offered to the market. The accommodation comprises three bedrooms and a bathroom on the first floor, whilst on the ground floor is the lounge, kitchen/diner, cloakroom and garden room. Externally there is off road parking and a garage to the front and a decorative enclosed garden to the rear.

Entrance Hall

Via a uPVC double glazed door, doors to the cloakroom and the sitting room. Stairs rising to the landing.

Cloakroom

A side aspect room with an obscured uPVC double glazed window. Fitted with a low level flush W.C and a wash hand basin with tiled splash backs.

Lounge 4.29m(14'1") x 3.84m(12'6")

A front aspect room with a uPVC double glazed window. Door to the understairs cupboard with an opening into the kitchen/dining area.

Kitchen/Diner 4.70m(15'5") x 3.10m(10'2")

Split into two distinct areas, the kitchen is of rear aspect with a uPVC double glazed window and fitted with floor mounted units and drawers. Space for a washing machine, fridge/freezer and a dishwasher with a ceramic hob, electric oven with extractor over. The dining area has an island and worktop either side with storage under. Patio doors open into:

Garden Room 2.84m (9'3") x 4.91m (16'1")

A multi-functional room which has patio doors our onto the rear garden.

Landing

A side aspect area with a uPVC double glazed window. Doors to the bedrooms, bathroom and access to the partially boarded loft with a drop down ladder.

Bedroom One 3.76m(12'4") x 2.87m(9'5")

A front aspect room with a uPVC double glazed window, built in storage along one wall with a combination of hanging, shelves and drawers..

Bedroom Two 2.90m(9'6") x 2.74m(9'0")

A rear aspect room with a uPVC double glazed window, built in storage along one wall with a combination of hanging, shelves and drawers.

Bedroom Three 3.28m(10'9") x 1.85m(6'1") max

A front aspect room with a uPVC double glazed window, built in cupboard over the stairs.

Bathroom 1.96m(6'5") x 1.96m(6'5")

A rear aspect room with an obscured uPVC double glazed window. Fitted with a panel enclosed bath with shower over, low level flush W.C and a pedestal wash hand basin. Tiled to water sensitive areas and heated towel rail.

To The Front

The front of the property provides off road parking for the property that approaches the garage with an up and over door and a private door to the rear garden. Adjacent is an area of lawn.

To The Rear

Via the garden room the rear garden has been laid predominantly to lawn with decorative flower and shrub beds laid throughout and a raised decking area laid to one corner. The side along the house has also been decking with wooden frame for a hot tub and garden shed. Door to the side gives access to the garage.



Floorplan



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online