

Guide Price
£415,000
Freehold



Shaw Path, Burnham-on-Sea, Somerset TA8 1QF
4 Bedroom Detached House



This executive four-bedroom detached home is set in a sought-after part of Burnham-on-Sea, offering generous living space and an ideal balance of practicality and comfort. Well-placed for local schools, shops and the M5, it provides an attractive option for families and commuters alike.

The ground floor opens with a welcoming hallway and convenient cloakroom. To the front is a bright lounge with bay window and feature fireplace, a room designed for cosy evenings or relaxed family gatherings.

Double doors lead through to the dining room, where patio doors open directly onto the garden, making this a superb space for entertaining. A separate study provides valuable flexibility for those working from home. The kitchen is well-equipped with a range of fitted units, integrated appliances and plenty of preparation space. An adjoining breakfast room offers a sociable setting for everyday meals, while the separate utility room keeps household tasks neatly tucked away and provides direct access to the garage and garden.

Upstairs, the principal bedroom features fitted wardrobes and a private en-suite shower room. Three further well-proportioned bedrooms share a modern family bathroom, ensuring space for the whole household.

Externally, the property enjoys attractive front gardens with driveway parking leading to a double garage. The rear garden measures approximately 36ft x 30ft and is a private, enclosed haven with lawn, mature shrubs, fruit trees and a generous patio for summer dining. A superb family home combining space, versatility and location, offered to the market with great appeal.

EPC: C - 12th September 2025

Somerset Council Tax Band: C - £2,177,88 for 2025/26



- Separate dining room opening onto the garden
- Well-appointed kitchen with adjoining breakfast room
- Study, ideal for working from home
- Ground floor cloakroom and separate utility room
- Four well-proportioned bedrooms including en-suite to main
- Family bathroom with shower over bath
- Double garage with driveway parking
- Mature front and rear gardens with patio
- Located in Burnham-on-Sea close to schools, shops and M5



Entrance Hall

The home opens with a welcoming hallway, setting the tone for the accommodation within. There is space for coats and shoes, stairs rising to the first floor, and a useful under-stairs storage cupboard — perfect for tucking things away.

Cloakroom

Conveniently located for guests, fitted with a wash hand basin, WC, and radiator.

Lounge – 17’8” x 10’11” (5.38m x 3.33m)

A spacious and inviting principal reception room, filled with natural light from its attractive bay window to the front. The focal point is a feature fireplace with electric fire, creating a cosy setting for evenings in and French doors to the dinning room. With coved ceiling and radiator, this is a versatile space equally suited to family relaxation or entertaining.

Dining Room – 10’10” narrowing to 10’3” (3.30m narrowing to 3.12m)

Directly accessed via double doors from the lounge, this room makes for a seamless extension of the living space. It comfortably accommodates a dining table and chairs, with access to the conservatory via sliding doors. A patio doors that open onto the garden — ideal for summer entertaining or family meals with a view.

Study – 7’2” x 6’9” (2.18m x 2.06m)

A practical and adaptable room, perfectly sized for use as a home office, library, or craft room. With increasing demand for home working, this private space adds genuine flexibility to the ground floor layout.

Kitchen – 10’3” narrowing to 8’7” (3.12m narrowing to 2.62m)

Fitted with a comprehensive range of wall and floor cupboards, the kitchen balances style with practicality. Built-in appliances include a double oven, induction hob with extractor, integrated fridge and dishwasher. A 1½ bowl sink is set beneath a window with a pleasant outlook onto the garden. Finished with recessed spotlights, coved ceiling, and radiator, this room is both functional and welcoming.

Breakfast Room – 8’1” x 7’6” (2.46m x 2.29m)

An adjoining breakfast area provides the perfect spot for casual dining, morning coffee, or relaxed family meals. The open-plan flow into the kitchen ensures it is both sociable and practical. With an arch way to the utility room.

Utility Room

An invaluable addition, fitted with the wall-mounted boiler serving central heating and hot water. With plumbing for a washing machine, space for an additional fridge/freezer, and door to outside, it provides practical separation of laundry and kitchen use. This room also has loft access and a integral door leads directly to the garage.

First Floor

Landing

A bright and spacious landing connecting all bedrooms, with loft access, airing cupboard, and smoke alarm.

Bedroom 1 – 15’7” x 11’4” (4.75m x 3.45m)

A generously sized principal bedroom with built in double wardrobe providing excellent storage. Its proportions allow for a full suite of bedroom furniture while maintaining a sense of space. It enjoys a pleasant front garden aspect.

En-Suite Shower Room

A well-designed private en-suite fitted with tiled shower cubicle, wash hand basin, WC, extractor, recessed spotlights, shaver point, and radiator.

Bedroom 2 – 12’1” x 9’2” (3.68m x 2.79m)

A comfortable double bedroom with rear-facing window and a built in double wardrobe. Ideal as a guest room or for growing children.

Bedroom 3 – 10’9” x 10’4” (3.28m x 3.15m)

A double bedroom with for a double bed and furnishings, enjoying views across the front garden.

Bedroom 4 – 9’6” x 9’2” (2.90m x 2.79m)

A versatile fourth bedroom, perfect as a child’s room, study, or nursery. Its size offers flexibility depending on family needs.

Family Bathroom

This bathroom panel with a shower ,WC, pedestal hand wash fitted. Finished with part tiled walls, recessed spotlights, extractor fan, and radiator.

Outside

Double Garage

Two independent up-and-over doors provide access to a generous double garage, complete with power, lighting, and internal door from the utility room. Excellent for vehicle storage or as a workshop space.

Gardens

The property is set behind a pretty front garden with established shrubs and trees, creating kerb appeal. This is designed for both relaxation and enjoyment, with a lawn, mature planting and a generous paved patio. Whether for outdoor dining, gardening, or children’s play, it offers a private and versatile outside space.





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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Material Information
Council Tax Band & Charge for Current Year
Band: C £2,177.88 for 2025/26
EPC Rating & Date Carried Out
EPC: C 12 TH September 2025
Building Safety Issues
Non-Reported
Mobile Signal
Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks www.ofcom.org.uk
nPerf Mobile Coverage Map
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. www.nperf.com
Mast Data Mobile Mast Summary
Shows mast locations and coverage details for each mobile provider across the UK www.mastdata.com
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

