

Guide Price
£299,950
Freehold





5 Cross Street, Burnham-on-Sea, Somerset TA8 1BN



Features

- 4 Bedrooms
- Lounge, Dining Room & Breakfast-Kitchen
- Integrated Appliances
- New Gas Central Heating System
- Double Glazing
- Single Garage
- Low Maintenance Gardens

Summary of Property

A Much-Improved, Centrally Situated, 4 Bedroom Terraced Town House - Very centrally situated in the town and being within a 'stone's throw' of both the High Street and sea front. Burnham-on-Sea town centre provides a comprehensive range of shops and supermarkets together with other amenities including churches, schools, library, cinema, restaurants and public houses. Access to the M5 interchange Junction 22 at Edithmead. Main line railway station in Highbridge.

Built of brick with a part-external render and having a tiled, felted and insulated roof. The property has been the subject of considerable updating with works including replastering, new central heating system, double glazing, refitted kitchen and bathroom, together with walnut wooden doors. An early viewing is strongly recommended.

Mains Electricity, Gas, Water & Drainage are connected. Vacant Possession on Completion.

EPC: D

Council Tax Band: B - £1,750.37 for 2024/25

Room Descriptions

ACCOMMODATION

ENTRANCE PORCH

uPVC entrance door with a double-glazed panel and stained glass features. Meter cupboard, panelled walls and original ornamental tiled floor.

HALL

uPVC double glazed door, radiator, understairs recess, moulded cornice and feature archway with moulded corbels.

LOUNGE: 4.26m x 4.26m / 14' 0 x 14' 0

Fireplace with a wood burning stove, double glazed bay window, radiator, six downlighter spot lights and moulded cornice.

DINING ROOM: 3.80m x 3.57m / 12' 6 x 11' 9

Double glazed window, radiator, four downlighter spot lights, two wall light points and moulded cornice.

BREAKFAST-KITCHEN:

1½ single drainer sink unit with mixer tap. Range of modern base, wall and drawer units. Fitted 5-ring gas hob, two fitted electric ovens with overhead BOSCH cooker hood. Integrated washing machine. Double glazed window, fitted shelving, two radiators, Cornish slate flooring and double glazed patio door to the rear of the property. Vaillant gas-fired boiler providing domestic hot water and central heating.

REAR LOBBY

Tiled floor and four downlighter spot lights. uPVC double glazed door to the rear.

CLOAKROOM

White suite comprising low-level WC, wash hand basin h/c with tiled splash back. Double glazed window and downlighter spotlight.

LANDING

Double glazed window, radiator, understairs cupboard, moulded cornice and feature archway with moulded corbels.

MASTER BEDROOM: 4.20m x 3.29m / 13' 9 x 10' 10

Double glazed bay window with double glazed window alongside. Two radiators, coved ceiling and four downlighter

spotlights.

DRESSING AREA: 2.17m x 1.75m / 7' 1 x 5' 9.

BEDROOM: 3.75m x 3.53m / 12' 4 x 11' 7

Double glazed window, radiator, coved ceiling and four downlighter spotlights.

BEDROOM: 2.84m x

Double glazed window, radiator, two wall light points, six built-in cupboards. Loft access.

BATHROOM

White suite comprising panelled bath, wash hand basin, low-level WC, large shower cubicle. Double glazed window, two heated towel rails, part-tiled walls, extractor fan, four spotlights, built-in airing cupboard housing the insulated copper hot water tank fitted with an electric immersion heater.

SECOND FLOOR LANDING

Built-in double cupboard. Two wall light points.

BEDROOM: 5.89m x 4.09m / 19' 4 x 13' 5 (L-shaped)

Double glazed window, Velux double glazed window and wall-mounted electric heater.

DRESSING ROOM: 2.85m x 1.48m / 9' 4 x 4' 10

With clothes hanging rail.

OUTSIDE:

Small Garden to the front of the property.

SINGLE GARAGE:

With up-and-over door, electric light and power, double glazed window and side personal door.

REAR GARDEN

The Rear Garden is laid to paved patio. Outside water tap and rear pedestrian access.



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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Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	B	
			Annual Price	£1,750.37	
Energy Performance Rating				56 (D)	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Ask Agent	
Heating	Gas		Public rights of way	Ask Agent	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	Ask Agent	
Broadband Type:	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
	FTTP	Basic	18 Mbps	1,851 ft ²	0.053 Acres
		Superfast	291 Mbps	172 m ²	
		Ultrafast FF	1000 Mbps		
Mobile Coverage (info from Signalchecker.com)	O2	●		Satellite / Fibre TV Availability	BT
	EE	●			Sky
	Vodafone	●			Virgin
	Three	●			●
					✗
Risks				Conservation Area	
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront		Coalfield & Mining Area		
Source of flood	Surface Water Sea River Brue		No	Type : N/A	
Planning Permission & Development Proposals					
Details: 0 Applications					
Property Accessibility & Adaptations					
Details: Ask Agent					
Building Safety					
Details: None Known					
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.					