

Worston Lane, Burnham-on-Sea, Somerset. TA8 1LZ

£194,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*** Refurbishment Opportunity - Offers invited - Three Bedroom Terraced House, Burnham-on-Sea ***

House Fox Estate Agents are pleased to invite offers for the sale of this three bedroom older style mid-terrace house, in need of a general refurbishment throughout. The property is in a liveable condition, but to be clear, a renovation is required.

In brief, the ground floor accommodation consists of Entrance Lobby, Hall, Two Reception Rooms, Sun Room, Kitchen & WC.

Upstairs off the Landing are Three Bedrooms & a Bathroom.

To the rear a good size level garden mostly laid to lawn & to the front driveway parking.

The property benefits from full gas central heating with a new combi gas boiler installed in March 22 & a gas safety certificate renewed in April 23. Further, most windows are Upvc double glazed. The electrical fuse box is of an older design.

Offered with no-onward chain complications this is a serious opportunity to purchase a good size established house, suitable for a growing family & being ideal for occupation or as a lucrative buy to let.

Situated within half a mile of Burnham-on-Sea town centre conveniently situated for schools for all ages. Amenities nearby include King Alfred School with adjoining sports centre, public house and church. Other amenities within easy distance include banks, building societies, bakers, newsagents, supermarkets, bowls club and golf course.

The M5 interchange at Edithmead is approximately two miles away giving easy access to the South West, Bristol, the M4 and the Midlands.

FEATURES

- Older Style Terraced House
- In Need of Modernisation Throughout
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- No Onward Chain Complications
- Driveway Parking
- Good Size Level Rear Garden
- Freehold Property
- Council Tax Band - B
- EPC - D



ROOM DESCRIPTIONS

Lobby

Half doubled glazed Upvc front door. Tiled floor, Half height tongue & groove panelled walls, internal obscure glazed door opening to:

Hall

'L' shape Hall with stairs rising to first floor & under-stairs cupboard, radiator, Half height tongue & groove panelled walls.

Lounge

Double glazed bay window to front aspect, living flame gas fire set within wood fireplace & tiled hearth. Radiator.

Reception Room

Stone fireplace with tiled hearth housing gas fire. Twin double height cupboards either side of chimney breast. Internal window to Conservatory & door to Kitchen. Ceiling fan with lights.

Sun Room

Stable door & window to rear garden. Polycarbonate roof.

Kitchen

Range of gloss white base & eye levels units with blue granite effect work surface. Stainless steel sink & drainer, Envoy range cooker, under counter space for white goods. Two windows, spotlights, loft access, tiled floor & splash-backs.

W.C.

Accessed from Kitchen. Low level WC, tiled floor.

Landing

Roof lantern, large sliding door cupboards, door to all rooms.

Bedroom One

Front aspect double glazed window, radiator. Two wardrobes, two wall lights.

Bedroom Two

Rear aspect double glazed window, radiator. Two louvered door wardrobes.

Bedroom Three

Front aspect double glazed window, radiator. Cupboard.

Bathroom

White suite consisting 'P' shape bath with Mira electric shower over, low level WC & feature wash hand basin with cupboards below. Panelled walls, ladder style radiator, Tongue & groove panelled ceiling, obscure double glazed window.

Rear Garden

Good size garden mostly laid to lawn with concrete patio area to side return area. Garden shed.

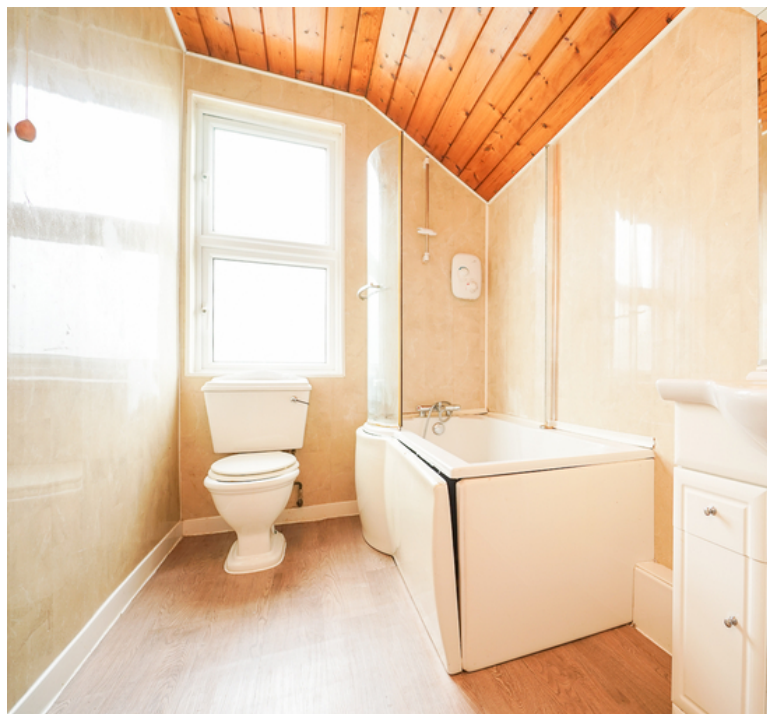
Front

Driveway parking for one/two vehicles. Outside light.

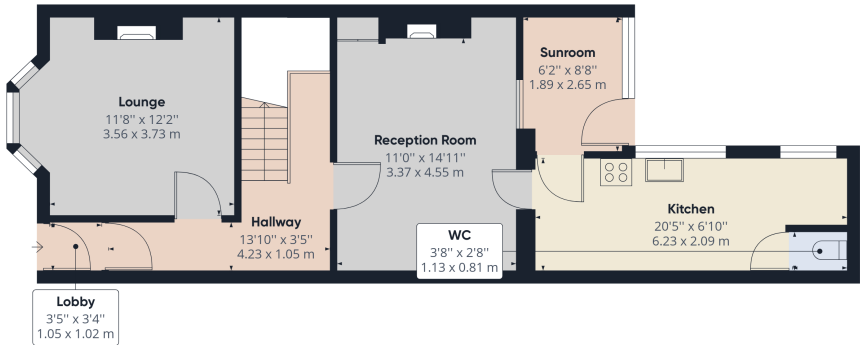
Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

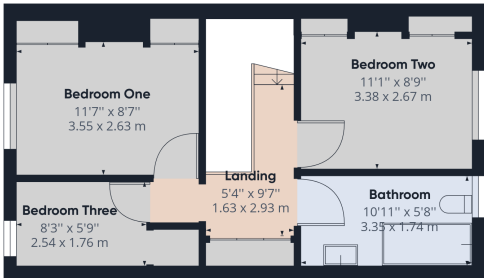
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FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1044.61 ft²
97.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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