



Guide Price
£224,950
Freehold

22 Sidmouth Close, Burnham-on-Sea, Somerset TA8 2SX
2 Bedroom Terraced House



This tidy and well-maintained two-bedroom home is situated in the popular ‘Westfield’ area of Burnham-on-Sea, approximately a mile from the town centre and seafront. Offering practical and comfortable living, the property would make an ideal first-time home or investment opportunity.

Recent improvements include new UPVC doors and windows throughout, helping to improve energy efficiency and reduce maintenance. The kitchen has been refitted with a range of modern units, providing a clean and functional space for everyday use. The living room is a good size, offering a pleasant area to relax, and upstairs there are two bedrooms along with a bathroom.

Outside, the rear garden benefits from newly replaced boundary fencing, creating a private and secure outdoor space. One of the key features of the property is its parking – there is tandem driveway space for up to three cars as well as a garage, providing useful storage or additional parking options.

The location is convenient for a range of amenities. The Burnham Association of Sports Club (BASC) playing fields are just a few hundred yards away, and the large Tesco supermarket is less than half a mile from the property. The town centre offers a choice of shops, places to eat, and banking services. For commuters, the M5 at Junction 22 is within easy reach, and there is a mainline railway station located in nearby Highbridge.

Overall, this is a straightforward and sensibly improved property in a handy location, ideal for those looking to take their first step onto the property ladder or for buyers seeking a manageable and appealing rental investment.

EPC: D67 (07/06/2023) Somerset Council Band: B £1,905.64 for 2025/26



- Modern refitted kitchen and units
- New UPVC doors and windows
- Private, enclosed rear garden
- New rear boundary fencing
- Garage plus tandem driveway parking
- Ideal first-time buyer home
- Convenient for town and seafront
- Gas central heating throughout
- Great buy-to-let potential



SITUATION:

Located in the sought-after ‘Westfield’ area of Burnham-on-Sea, this property sits around a mile from both the town centre and seafront. The town centre offers a range of shopping, dining, and banking facilities, along with a variety of other amenities. Just a few hundred yards away are the ‘Burnham Association of Sport Club (BASC)’ playing fields, and the large ‘Tesco’ supermarket is under half a mile away. Excellent transport links are close by, with Junction 22 of the M5 within easy reach and a mainline railway station available in nearby Highbridge.

CONSTRUCTION:

Built of brick and block cavity walls and having a tiled, felted and insulated roof. The property has been very well maintained by the present owner and an early viewing is strongly recommended.

ENTRANCE HALL:

With panelled entrance door, fan light, radiator and built in cupboard.

LOUNGE/DINER: 4.22m x 3.60m (13' 10" x 11' 10")

With double glazed window and radiator.

KITCHEN/BREAKFAST ROOM : 3.60m x 2.52m (11' 10" x 8' 3")

Refitted kitchen with breakfast bar, a range of base, wall and drawer units, contrasting worktops, stainless steel sink with mixer tap, ceramic gas hob, electric oven, extractor, and new splashback. Space for fridge freezer, plumbing for washing machine. Double glazed window and door to rear garden, six spotlights, new laminate flooring, radiator, and wall-mounted 'Patterton' gas boiler for heating and hot water.

LANDING:

With radiator, and access to the loft space, Via sliding aluminium ladder, loft light.

BEDROOM ONE: 3.59m x 3.19m (11' 9" x 10' 6")

With two double glazed windows, radiator, wood laminate flooring and airing cupboard housing the insulated copper hot water tank fitted with an electric immersion heater.

BEDROOM TWO : 3.04m x 2.29m (10' x 7' 6")

With two double glazed windows, radiator, wood laminate flooring and range of built in wardrobes.

BATHROOM:

Fully tiled and a white suite comprising of panelled bath with ‘Mira’ electric shower unit over, shower rail and curtain, pedestal hand wash basin, low level WC, radiator and extractor fan with new laminate flooring.

OUTSIDE:

An area of chippings to the front of the property. The enclosed rear garden benefits from a westerly facing aspect, it is laid to lawn with an adjoining patio, retractable awning, outside tap and an area of shrubs. The owner has replaced all boundary fencing.

Garage:

Garage with up and over door and tandem parking for 3 cars in front.

SERVICES:

Mains Electricity, gas, water and drainage are all connected.

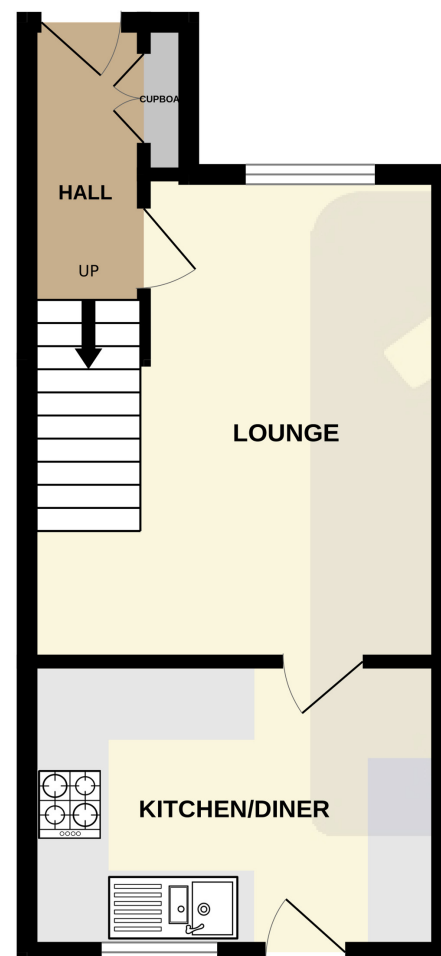
TENURE

Freehold. Vacant Possession upon Completion

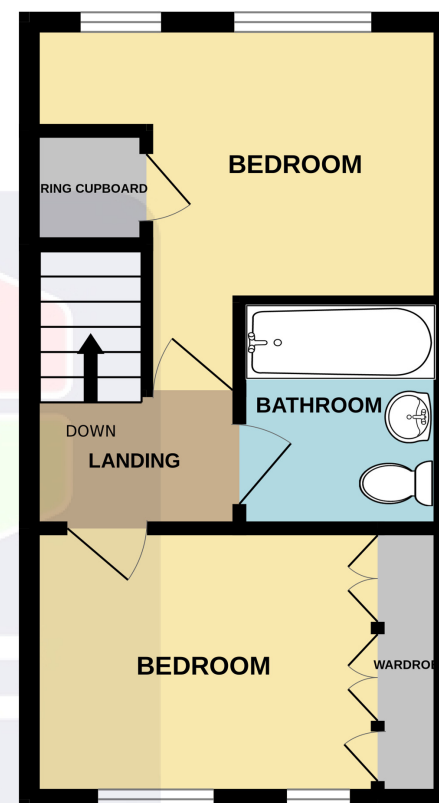




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: B £1,905.64 2025/26
EPC Rating & Date Carried Out
D67 7 June 2023
Building Safety
No Reports
Mobile Signal
Otcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Otcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/4-1/signal?ll=2084g=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK. https://mastdata.com/coverage
Construction Type
Standard Construction
Existing Planning Permission
No Reports
Coalfield or Mining
N/A
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