

£324,950
Freehold




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240 Burnham Road, Burnham-on-Sea, Somerset TA8 1LS



Features

- Semi-Detached House
- Entrance Hall
- 3 Bedrooms
- 3 Receptions
- Downstairs Cloakroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Mains Gas, Electricity, Water & Drainage are connected
- EPC: D66
- Council Tax Band: C - £1,889.01 for 2023/24

Summary of Property

A mature and extended semi-detached house standing in a very good sized plot. Comprising Storm Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Conservatory, Kitchen, Cloakroom, Landing, 3 Bedrooms, Bathroom, Front & Rear Gardens, Car Port, Garage, Summer House and two Sheds. The Rear Garden is very well-proportioned and extends to approximately 135' (from the Conservatory to the rear boundary).

Built of facing brick with an external render and a Tyrolean finish. The roof is tiled, felted and insulated. The property has been extended to provide additional living accommodation. There is the benefit of gas-fired central heating and double glazing.

Conveniently situated on the popular Burnham Road and is located just over half a mile from the High Street and sea front. Various facilities are closeby including King Alfred's Academy Secondary School, Apex Park and the school playing fields. Further amenities including churches, library, cinema, hospital, hotels, restaurants and public houses. There is a host of supermarkets and shops in the town. Access to the M5 at Junction 22 providing easy travelling to Bristol, London, The North and The South. Mainline railway station in Highbridge.

Vacant Possession on Completion.

Council Tax Band: C - £1,889.01 for 2023/24

EPC: D

Room Descriptions

ACCOMMODATION

ENTRANCE HALL

uPVC double glazed entrance door and two double glazed side panels. Radiator and understairs cupboard.

LOUNGE: 3.64m x 2.95m / 11' 11 x 9' 8

Fireplace having a fitted wood burner and radiator. Arched display niches and high level cupboards. Wood parquet flooring and double-glazed bay window. Sliding patio doors to:-

SITTING ROOM: 4.11m x 3.14m / 13' 6 x 10' 4

Brick and slate fireplace, four wall light points, fitted shelving and high level cupboards. Opening to:-

DINING ROOM: 3.43m x 2.84m / 11' 3 x 9' 4

Radiator, two double glazed windows, three wall light points, high level cupboards and double glazed French doors to:-

CONSERVATORY: 4.51m x 2.76m / 14' 10 x 9' 1

This lean-to Sun Room has a built-in 'utility' cupboard with plumbing for automatic washing machine. Full height double glazed windows and two double glazed French windows to the Rear Garden.

KITCHEN: 5.49m x 2.15m / 18' 0 x 7' 1 (max)

1½ bowl single drainer sink unit with a mixer tap. Fitted gas four ring hob with cooker hood and fitted oven. Range of base, wall and drawer units with roll top working surfaces. Twelve spot lights, double glazed window, two radiators and double glazed door to the car port.

CLOAKROOM:

White suite comprising low level WC, corner wash hand basin, tiled splash back and fitted wall unit.

LANDING:

Double glazed window and access to the loft space via sliding ladder.

BEDROOM: 3.71m x 3.12m / 12' 2 x 10' 3

Double glazed bay window, radiator and wood laminate flooring. Moulded cornice and two built-in double wardrobes.

BEDROOM: 4.11m x 3.34m / 13' 6 x 10' 11

Double glazed window, radiator, three spotlights and wood laminate flooring. En-suite shower, wash hand basin and tiled walls.

BEDROOM: 2.06m x 1.83m / 6' 9 x 6' 0

Double glazed window and radiator.

BATHROOM

White suite comprising panelled bath with shower attachment. Pedestal wash hand basin, low-level WC and shaver point. Part-tiled walls, radiator, double glazed window, six spotlights and heated towel rail.

OUTSIDE:

Tarmac parking area to the Front of the property providing parking space for a good number of vehicles. Raised flower beds and outside light.

CAR PORT: 6.5m x 3.15m / 21' 4 x 10' 4

Door from the parking area at the front of the property. Fitted sink. Access through to:-

GARAGE: 8.91m x 1.81m / 29' 3 x 5' 11 (overall)

Concrete base with an up-and-over door, electric light and power. Door to the Rear Garden.

REAR GARDEN:

The rear garden is currently split into three sections including an enclosed courtyard area, covered area and Summer house. Access from rear of garage to the next area which is laid to gravelled areas, concrete path, five water taps and two garden sheds. Gateway to further area of garden which is laid to gravel with two fruit cages, concrete pathway and rear pedestrian gateway to Channing Close.



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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 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