

Guide Price  
£359,950  
Freehold





## Features

- Attractive semi-detached modern home
- Driveway parking directly to the front
- Bright living room with French doors to garden
- Contemporary fitted kitchen with integrated appliances
- Two bedrooms with flexible use options
- Modern bathroom with shower over bath
- Enclosed and low-maintenance rear garden
- Ideal for first-time buyers or downsizers
- Move-in ready with neutral décor throughout
- Popular residential location with good access to amenities and transport links

## Summary of Property

This modern semi-detached home offers stylish, low-maintenance living within a sought-after residential development. Presented in excellent condition throughout, the property combines contemporary design with practical features, making it an ideal purchase for first-time buyers, young families, or those looking to downsize.

On approach, the house boasts a neat frontage with driveway parking and a landscaped border. A side gate provides easy access to the rear garden. Stepping inside, the hallway leads into a bright and inviting living room. With neutral décor, wood-effect flooring and French doors opening onto the garden, this is a welcoming space ideal for both relaxation and entertaining. The kitchen is fitted with a range of shaker-style units in a light finish, complemented by sleek black worktops and upstands. Integrated appliances include an oven, hob, and extractor, with further space for white goods. Its modern design provides excellent storage and workspace while maintaining a clean, contemporary feel.

Upstairs, two well-proportioned bedrooms provide comfortable accommodation. The main bedroom offers generous dimensions, while the second room makes a perfect guest bedroom, nursery, or home office. A stylish family bathroom completes the layout, fitted with a modern white suite, shower over the bath, chrome heated towel rail, and part-tiled walls.

Outside, the enclosed rear garden is easy to maintain, offering a lawned area and patio perfect for summer dining. With its modern specification, convenient parking, and excellent presentation, this home is ready to move straight into and enjoy.



## Room Descriptions

### **Living/Dining Room - 4.20m x 3.60m (13'9" x 11'10")**

A welcoming and versatile reception space with French doors opening directly to the rear garden, allowing plenty of natural light to flow through. Ideal for both entertaining and family living, with room for both lounge and dining furniture.

### **Kitchen - 3.10m x 2.40m (10'2" x 7'10")**

Beautifully appointed with a range of modern wall and base units with contrasting work surfaces. Includes integrated oven and hob with extractor over, stainless steel sink unit and space for further appliances. A large window provides views over the front aspect.

### **Bedroom One - 4.00m x 3.00m (13'1" x 9'10")**

A bright and spacious double room with neutral décor and a large window overlooking the rear garden, creating a light and airy feel. Finished with a feature wall and ample space for wardrobes and additional furnishings.

### **En-Suite Shower Room**

A modern en-suite serving the main bedroom, fitted with a corner shower enclosure, low level WC, vanity wash hand basin, heated towel rail and tiled splashbacks.

### **Bedroom Two - 3.00m x 2.10m (9'10" x 6'11")**

Another comfortable double bedroom with a front aspect window, tastefully presented with space for wardrobes and storage, making it ideal as a guest room or child's bedroom.

### **Family Bathroom - 2.10m x 1.70m (6'11" x 5'7")**

Stylish and contemporary in design, featuring a panelled bath with shower over and glass screen, low level WC and pedestal wash hand basin. Complemented with tiled walls, inset spotlights and

a fitted mirror, providing a sleek finish.

### **Rear Garden**

The rear garden is mainly laid to lawn with well-stocked borders and a paved patio area, ideal for outdoor dining and entertaining. Fully enclosed by panel fencing with gated side access and a timber storage shed.

### **Front Garden**

The property is approached via a tarmac driveway providing off-street parking directly to the front. A small landscaped border with low shrubs and planting sits alongside, adding a touch of greenery, while a newly planted tree enhances the kerb appeal. A paved pathway leads to the covered front entrance, creating a welcoming approach to the home.

### **Location**

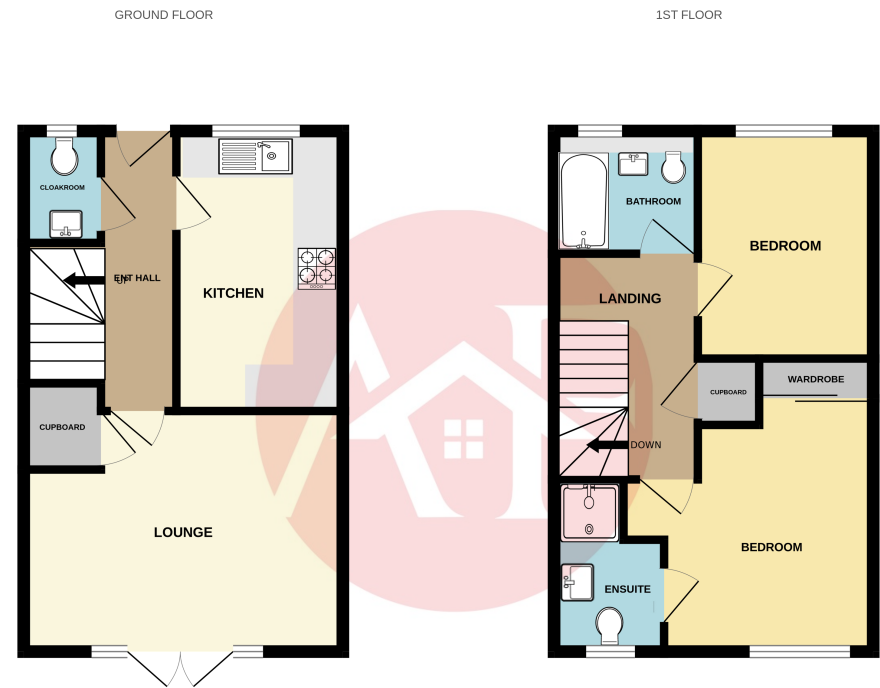
The property enjoys a pleasant position within a modern residential development, set just a short distance from local amenities including shops, schools, and leisure facilities. Excellent road links provide convenient access into Burnham-on-Sea town centre, as well as onward travel via the M5 motorway at Junction 22, making it ideal for commuters. Nearby are scenic coastal walks and countryside routes, ensuring the location balances day-to-day convenience with attractive surroundings.

### **Agents Notes:**

There is a Management Charge of approx. £300 per year for the upkeep of the communal areas.



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
Council Tax Band & Charge for Current Year
Band: C - £2,177.88 for 2025/26
EPC Rating & Date Carried Out
EPC: B – 23/08/2022
Building Safety Issues
Non Reported
Mobile Signal
<a href="#">Ofcom Mobile Coverage Checker</a> Provides official indoor and outdoor coverage predictions across all major UK networks <a href="http://www.ofcom.org.uk">www.ofcom.org.uk</a>
<a href="#">nPerf Mobile Coverage Map</a> Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. <a href="http://www.nperf.com">www.nperf.com</a>
<a href="#">Mast Data Mobile Mast Summary</a> Shows mast locations and coverage details for each mobile provider across the UK <a href="http://www.mastdata.com">www.mastdata.com</a>
Construction Type
Standard Construction
Existing Planning Permission
No Applications Currently Registered
Coalfield or Mining
N/A
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