



# 12 Saxondale Avenue, Burnham-on-Sea, Somerset TA8 2PR

- Front & Rear Gardens
- Conservatory
- Kitchen
- Three Bedrooms
- Sought After Location
- Driveway With Parking & Garage
- Shower Room
- Lounge
- Well Presented Throughout
- Semi Detached Bungalow

## PROPERTY DESCRIPTION

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A charming three-bedroom semi-detached bungalow located in a sought-after neighborhood. This property boasts a spacious layout, including a cozy living area, a well-appointed kitchen, and three comfortable bedrooms. Additional features include a garage and a lovely garden, perfect for outdoor relaxation. Ideal for those seeking a tranquil and convenient lifestyle.

## ROOM DESCRIPTIONS

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### Construction

Built in approximately 1970 of cavity wall construction on a brick plinth and having an external render with a Tyrolean finish. The roof is tiled, felted and insulated. The property benefits from gas central heating and Upvc double glazing.

Entrance Porch: - With double glazed entrance door.

Hall: - Glazed door, radiator, cupboard housing the gas fired boiler providing domestic hot water and central heating. Loft access with sliding aluminium ladder.

Lounge: - 4.5 x 3.73 (14'9" x 12'3") - Double glazed window, radiator and tiled fireplace having a fitted real life gas fire.

Kitchen: - 2.95 x 2.55 (9'8" x 8'4") - UPVC double glazed window to side aspect, UPVC double glazed door to rear aspect into conservatory, radiator, built in electric oven, induction hob and extractor above, inset stainless steel sink with drainer, space for: dishwasher, washing machine, tall fridge/freezer, range of white wall and base units with worktops over, vinyl flooring.

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Conservatory: - 2.28 x 2.27 (7'6" x 7'5") - Double glazed windows, tiled floor and double glazed door to the Rear Garden.

Bedroom: - 4.1 x 3.05 (13'5" x 10'0") - Double glazed window and radiator.

Bedroom: - 3.51 x 2.39 (11'6" x 7'10") - Double glazed window and radiator.

Bedroom: - 2.43 x 1.95 (8'0" x 6'5") - Double glazed window and radiator.

Bathroom: - White suite comprising panelled bath, hand wash basin, low level W.C, part tiled walls, double glazed window and heated towel rail.

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Outside: - Concrete strip driveway providing parking space for numerous vehicles and leading to Garage (4.91 x 2.44) with up and over door, concrete base, electric light and power and side personal door. The Front Garden is laid to lawn with flower and shrub beds and borders.

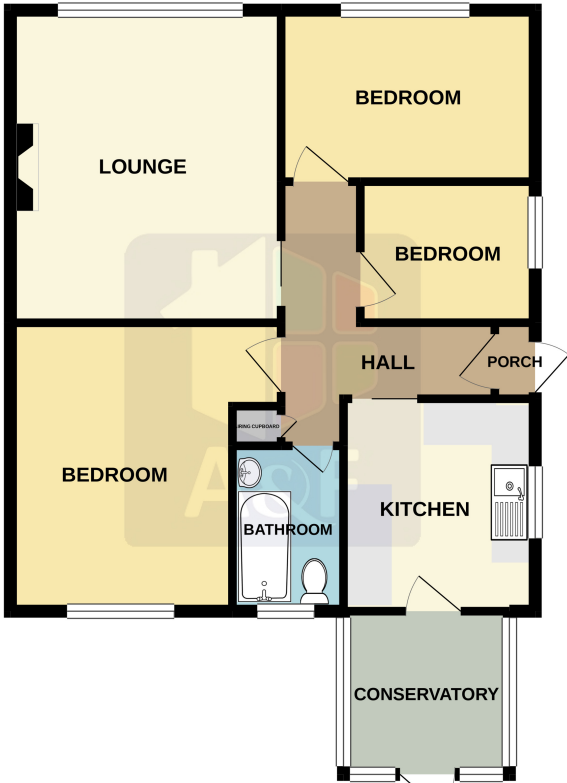
Enclosed, fence surround, storage shed, side gate to front entrance door into garage, laid predominantly to stone chippings, patio with seating area, borders with scrubs and plants, outside water tap.

Services: - Mains Water, Gas, Electricity and Drainage are connected.

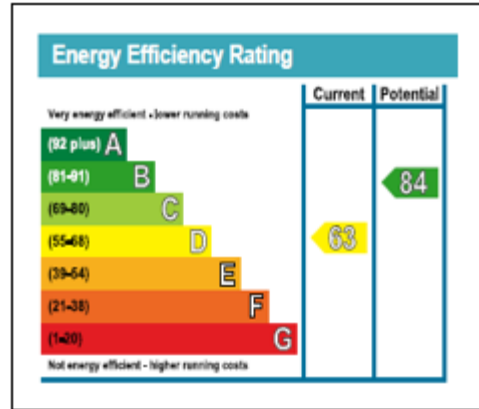
# FLOORPLAN



## GROUND 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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### 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:**  
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