

£299,950
Freehold





30 Meadowcroft Drive, Burnham-on-Sea, Somerset TA8 2SU



Features

- Neutrally decorated detached property
- Two reception rooms including conservatory
- Recently refurbished kitchen
- Fully enclosed rear garden
- Raised decking area, fenced off lawn area and pond
- Master bedroom with built-in wardrobes
- Ample parking for 5/6 vehicles
- Quiet and peaceful community location
- Three bedroom detached property
- Garage & Driveway Parking

Summary of Property

For sale is this neutrally decorated, detached property, boasting an array of desirable features and located within a quiet, peaceful community. The property is ideal for families and couples alike, offering ample space and a touch of tranquillity.

The property boasts two reception rooms, the first of which is a spacious open-plan room with the added convenience of understairs storage. The second reception room is a delightful conservatory, providing an extra space to unwind and enjoy the view of the garden.

The kitchen has been recently refurbished to a high standard and comes equipped with an integral dishwasher and space for a fridge/freezer and washing machine. The property further benefits from a convenient cloakroom and a fully enclosed rear garden, featuring a decking area, an area laid to lawn, mature shrubs, and a side access gate.

There are three bedrooms in total, the first being a generously sized room with space for a king size bed and also features a double mirrored wardrobe. The second bedroom is a comfortable double, and the third is a cosy single with built-in storage.

The bathroom is well-appointed with a panel bath, a pedestal wash hand basin, WC, and an electric shower over the bath.

Outside, the property boasts ample parking to the front for 5/6 vehicles and a garage. The property is within the council tax band C. With its local amenities and strong local community, this property offers a peaceful lifestyle in a convenient location.

EPC: D

Council Tax Band: C - Somerset Council £2,000.42 2024/25

Room Descriptions

Situation

Standing in the much favoured 'Westfield Area' of the town and being well located for ease of access to the Burnham-on-Sea Association of Sports Clubs and also the M5 motorway junction 22 at Edithmead. The town centre and sea front are easily accessible providing further facilities. Main line railway station in Highbridge.

Construction

Built by well known local builders, Stanley Stone Chelsea Ltd of brick and block cavity walls and having a tiled, felted and insulated roof. The property has been very well maintained by the present owners and benefits from gas fired central heating and double glazing.

Entrance Porch

Accessed via double glazed obscure glazed door, door to the lounge and cloakroom.

Cloakroom

Comprises a wash hand basin and wc with a frosted front aspect window.

Lounge 15'11" x 13'10" (4.85m x 4.22m)

A good sized lounge with open-plan stairs to the first floor, understairs storage, floating electric feature fire, double wooden obscure glazed doors and a front aspect window.

Dining Room 9'7" x 7'9" (2.92m x 2.36m)

Space for table and chairs with an opening to the kitchen, storage area and sliding doors into the conservatory.

Kitchen 7'10" x 7'7" (2.39m x 2.31m)

Recently refurbished (2023). a range of wall, base units and drawers, space for a fridge/freezer and washing machine. Integrated dishwasher with an electric over, gas hob and extractor hood over. With a rear aspect window.

Conservatory 13'8" x 7'6" (4.17m x 2.29m)

Constructed of mostly uPVC double glazing with a two foot wall, polycarbonate roof with power and light. Double patio doors out onto the garden.

First Floor Landing

Doors to the three bedrooms, bathroom, airing cupboard and loft access.

Bedroom One 10'11" x 9'6" (3.33m x 2.90m)

Will accommodate a king size bed with fitted double wardrobe and mirrored sliding doors. Front aspect window.

Bedroom Two 10'10" x 9'6" (3.30m x 2.90m)

A double size with a rear aspect window.

Bedroom Three 7'9" x 7'3" (2.36m x 2.21m)

A single room with a storage cupboard and front aspect window.

Bathroom

Comprising a panel bath with electric shower over, pedestal wash hand basin and wc. Frosted rear aspect window.

Front Garden

Driveway and chippings area which would accommodate 5/6 cars, raised sleeper planter with mature shrubs. Access to the garage via an up and over door and external storage cupboard.

Rear Garden

Side access gate from the front into a fully enclosed garden. The garden is split into three areas, one with a picket fence and laid to lawn, two a raised decking area with a BBQ covered area and seating area for alfresco dining. The third area is a feature fish pond with filter and pump.

Directions

From Burnham-on-Sea town centre proceed north along Berrow Road taking the fourth turning right into Stoddens Road. Proceed along Stoddens Road taking the fourth turning on the right hand side into Southernlea Road and then take the third turning left into Meadowcroft Drive.



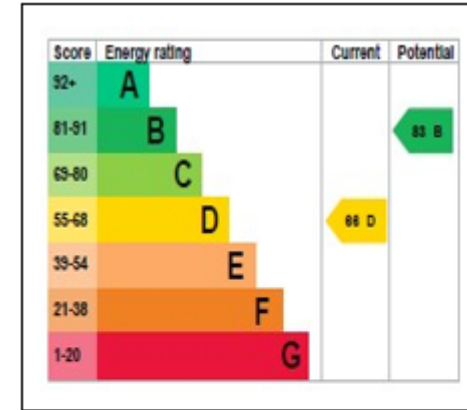
Floorplan

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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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