



7 Dunstan Road, Burnham-on-Sea, Somerset TA8 1ER



- ### Features
- Terraced property in good condition
 - Three bedrooms with en-suites
 - Spacious reception room with fireplace
 - Recently refurbished throughout
 - High ceilings and elegant features
 - Excellent public transport links
 - Nearby schools and local amenities
 - Strong local community

Summary of Property

A charming terraced property, in good condition, boasting 4 bedrooms (three with en-suites), a spacious reception room with a fireplace, recently refurbished kitchen and bathroom, offering an attractive and convenient lifestyle with excellent transport links and nearby amenities.

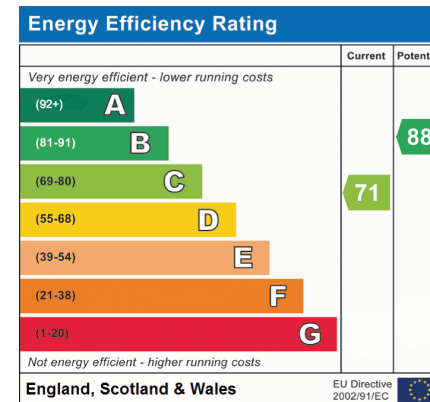
Built of brick and having a tiled roof. The property has been well maintained by the present owner and offers ideal family accommodation

Standing in a northerly facing position and being located just over 200 yards from the High Street and also close to the sea front and beach. Burnham-on-Sea town centre provides a range of shopping facilities together with churches, schools, library, cinema, hotels, restaurants, hospital and doctors surgery. There is also a host of sporting and recreational facilities in and around the town. There is easy access to the M5 motorway at junction 22 and the mainline station at Highbridge.

EPC: C 71. Somerset (Sedgemoor) District Council, Tax Band: A - £1,416.76 for 2023/24

Mains Electricity, Gas, water and Drainage are connected.

Freehold. Vacant Possession upon Completion



Room Descriptions

ENTRANCE PORCH

With double glazed entrance door having stained glass features. Moulded cornice, dado rail and original tiles floor.

ENTRANCE HALL

With double glazed entrance door having two side panels with stained glass features, radiator, moulded cornice and wood laminate flooring.

LOUNGE: 4.42m x 4.40m / 16'9 x 14'5

With double glazed bay window, cast iron and tile fireplace with a wooden mantle. Dado rail, picture rail, radiator and wood laminate flooring.

KITCHEN: 3.90m x 3.80m / 12'9 x 12'5

With single drawer sink unit housing a mixer tap, comprehensive range of base, wall and drawer units with roll top working surfaces. Fitted Bosch gas four ring hob, with cooker hood, fitted Whirlpool oven, plumbing for a washing machine. Fitted carousel unit. Glow worm gas fired boiler. Cast iron and marble fire place, radiator, wood laminate flooring, moulded cornice, picture rail, four downlighter spotlights and double glazed French doors to the Rear Garden.

SHOWER ROOM

With white suite comprising shower cubicle, low level W.C, vanity unit having an inset hand wash basin, heated towel rail, extractor fan.

LANDING

With wood laminate flooring and built in cupboard.

BEDROOM: 3.90m x 3.80m / 12'9 x 12'5

With double glazed window, radiator, wood laminate flooring and cast iron fireplace.

EN-SUITE SHOWER

With white suite comprising shower cubicle with 'Triton' shower mixer, vanity unit with inset hand wash basin, low level W.C, heated towel rail, extractor fan and two down lighters.

BEDROOM: 4.40m x 3.69m / 14'5 x 12'1

With rectangular double glazed bay window, moulded cornice, radiator, wood laminate flooring, cast iron and tile fireplace.

EN-SUITE SHOWER

With white suite comprising shower cubicle with 'Triton' shower mixer, vanity unit with inset hand wash basin, low level W.C, heated towel rail, extractor fan and two down lighters.

BEDROOM: 3.80m x 2.04m / 12'5 x 6'8

With radiator and double glazed window.

BEDROOM: 4.18m x 3.54m / 13'9 x 11'7

With radiator, 'Velux' double glazed window, two eaves storage cupboards, wood laminate flooring and four downlighter spot lights.

EN-SUITE BATHROOM

With Victorian style bath having a shower attachment, hand wash basin, low level W.C, 'Velux' double glazed window, wood laminate flooring, heated towel rail and two downlighter spotlights.

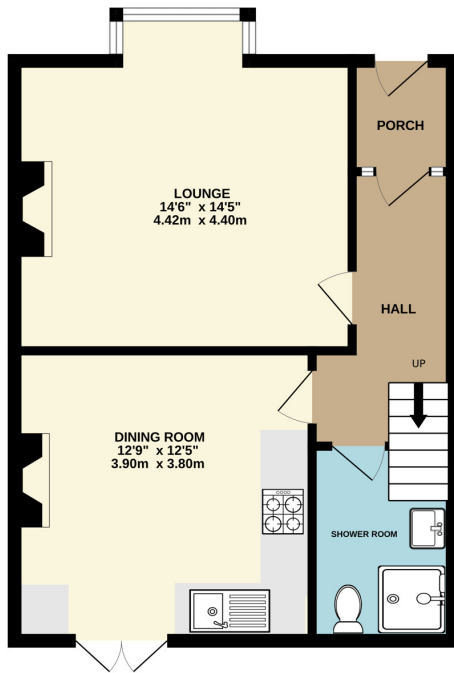
OUTSIDE

The Front Garden has a brick wall and hedge boundary and is laid to slate chippings. The Rear Garden is laid to paved patio and there are two car parking spaces.



Floorplan

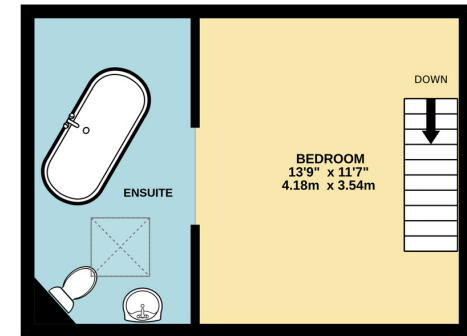
GROUND FLOOR



1ST FLOOR



2ND 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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