

Guide Price  
£215,000  
Freehold





Stone Road, Burnham On Sea, Somerset TA8 1JU



### Features

- Semi-Detached House
- Two Bedrooms
- Built-in wardrobe in Bedroom One
- Off road parking for several cars
- Fully enclosed garden
- Great location
- First time buyer/Investor
- Gas central heating

## Summary of Property

We are proud to present this charming, semi-detached house for sale. The property has been maintained, offering a warm and inviting atmosphere, perfect for families, couples, students, investors, and first-time buyers alike.

The house boasts two spacious double bedrooms, providing ample space for rest and relaxation. The first bedroom benefits from built-in wardrobes, ensuring plenty of storage space. The second bedroom, much like the first, offers ample room and a peaceful environment. A generously proportioned reception room is a standout feature of the property, with a charming bay window allowing for abundant natural light, and understairs storage adding further practicality to the space.

The kitchen is a real heart of the home, complete with dining space and wall, base units, and drawers. There is space for a stand alone cooker, washing machine, and fridge/freezer, perfect for those who enjoy home cooking. The property also features a bathroom, fitted with a white three-piece suite and an electric shower over the bath, ensuring your daily routines are catered for with ease. The property benefits from a desirable EPC rating of 'D', falling within council tax band 'B'. For those with vehicles, parking is available, and the outdoor space is completed with a well-maintained garden.

The location of this property is another prime selling point. It is within reach of public transport links, nearby schools, and local amenities, making it a convenient choice for many. Those who enjoy outdoor activities will appreciate the nearby walking and cycling routes. Furthermore, the house is situated within a strong local community, offering a sense of belonging and security. In conclusion, this semi-detached house is an enticing opportunity not to be missed, offering a blend of comfort, convenience, and character. On onward chain.

Services connected: Gas, Electricity, Water and Drainage. -- Somerset Council Tax Band B - £1,750.37 2024/25

## Room Descriptions

### ENTRANCE HALL

Half glazed door with two obscure glass panels, staircase rising to first floor, radiator, coved ceiling, smoke alarm.

### LOUNGE 4.41m(14'6") max x 3.95m(12'11") max

Double glazed bay window overlooking the front garden, coved ceiling, wall lights, television point, telephone point, under stairs storage cupboard, door to:

### KITCHEN / BREAKFAST ROOM 3.94m(12'11") x 2.28m(7'6")

Fitted with a range of light oak wall and base units with contrasting roll edge work-tops, inset acrylic sink with mixer tap, electric cooker point, plumbing for automatic washing machine (or dishwasher) space for fridge / freezer, wall mounted gas fired Potterton boiler providing central heating and domestic hot water, part wood panelled walls, radiator, spot-lights, double glazed casement window overlooking the garden, half glazed door to garden quarry tiled floor. Gas point for cooker.

### LANDING

Access to roof-space, airing cupboard housing hot water cylinder, smoke alarm.

### BEDROOM ONE 3.95m(12'11") max x 2.87m(9'5")

Double glazed casement window to the front, built in double wardrobe and radiator.

### BEDROOM TWO 3.53m(11'7") max x 1.93m(6'4")

Double glazed casement window to the rear, wardrobe space and radiator.

### BATHROOM 1.91m(6'3") x 1.71m(5'7")

Fitted with a white suite comprising: low level close coupled wc. Pedestal wash hand basin and panelled bath with Mira electric shower, radiator, laminate wood flooring, double glazed window with obscure glass, shaver socket, extractor fan.

### SHED / UTILITY 3.45m(11'4") x 2.25m(7'5")

The shed has water and mains electricity connected with plumbing for an automatic washing machine and space for a tumble dryer and other appliances.

### OUTSIDE

At the front is a small area of lawn and a tarmac drive providing off road parking. The rear garden is well enclosed by tall timber fencing affording a high degree of privacy, adjacent to the house is a paved seating area and outside tap. The garden is principally laid to lawn with gravel chippings and paved slabs.

To the side of the property the vendor has fenced this area with a pedestrian gate from the drive.

### Location

From the M5 motorway junction 22 proceed along the A38 towards Highbridge going straight ahead at the next roundabout. Continue over the railway bridge into Church Street and take the second turning right into Burnham Road. Continue towards Burnham on Sea taking the second turning right into Pepperall Road. Go straight across at the mini roundabout into Wallace Wells Road and take the first right then the second turning right into Stone Road.



# Floorplan



While 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. Made with Metropix 12/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Local Authority**  
Somerset

**Council Tax**  
Band: B  
Annual Price: £1,763

**Conservation Area** ⓘ  
No

**Flood Risk**  
Low

**Floor Area**  
559 ft<sup>2</sup> / 52 m<sup>2</sup>

**Plot Size**  
0.03 Acres

**Mobile Coverage**

**Broadband**

EE ●  
Vodafone ●  
Three ●  
O2 ●

Basic 5 Mbps  
Superfast 92 Mbps  
Ultrafast 1000 Mbps

**Satellite / Fibre TV Availability**

BT ✓  
Sky ✓  
Virgin ✓