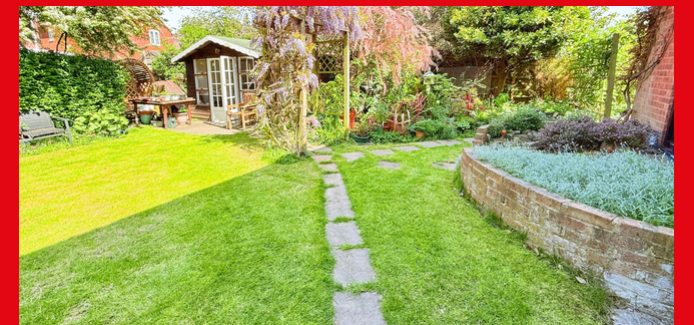


Guide Price
£374,000
Freehold



Woodfield Close, Burnham-on-Sea, TA8 1QL
4 Bedrooms, Detached House

- Four Bedroom Detached
- Peaceful Cul-De-Sac Location
- Direct School Access
- Spacious Front-To-Back Lounge
- Separate Dining Room

- Ensuite To Main
- Modern Family Bathroom
- Large Enclosed Garden
- Garage And Driveway
- Walk To Seafront



Material Information	
Council Tax Band & Charge for Current Year	Band D £2,450.11 2025/26
EPC Rating & Date Carried Out	EPC: D - 03/03/2023
Building Safety Issues	Non-Reported
Mobile Signal	Oncom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks	
www.oncom.org.uk	
Map Data Mobile Coverage Map	Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.
www.mapdata.com	
Most Data Mobile Mast Summary	Shows mast locations and coverage details for each mobile provider across the UK
www.mapdata.com	
Construction Type	Standard Construction
Existing Planning Permission	No Applications Currently Registered
Coalfield or Mining	N/A
Disclaimer	
The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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