

£365,000  
Freehold





### Features

- No onward chain
- Detached four-bedroom property
- Double length garage and parking
- Conservatory
- Close to amenities & local transport links
- Council Tax Band E
- Desirable location
- Solar panels installed

## Summary of Property

A 4-bedroom detached house located in the sought-after Tesco development area, offering generous living space and modern features throughout. This property includes a utility room, two en-suite shower rooms, a conservatory, a driveway, a double garage, solar panels, gas central heating, and double glazing. Being sold with the benefit of no onward chain.

**Location:** This home is ideally located on the edge of Burnham-on-Sea, a charming seaside town in Somerset, offering easy access to the M5 via Junction 22 at Edithmead. Tesco supermarket is just a short walk away, and the town centre is within easy reach, providing a range of shops, banking facilities, and recreational amenities. The sea front and beach are also nearby, and the mainline railway station in Highbridge is easily accessible.

**Construction:** The property is constructed with brick cavity walls and features a tiled, felted, and insulated roof. It benefits from gas-fired central heating and double glazing. Solar panels are installed on the roof, which are owned and generate income through the feed-in tariff (FIT).

# Room Descriptions

## Accommodation:

### Entrance Hall:

Accessed through a low-maintenance door featuring an inset letterbox and decorative obscure glass panes.

### Living Room: 5.62m x 3.46m (18' 5" x 11' 4")

This spacious lounge features both a single and double radiator, along with a television point. A charming feature fireplace with a hearth and a coal-effect gas fire adds to the room's warmth and character. A small-paned door leads to the Dining Room, while a double-glazed sliding patio door with a matching static panel opens to the conservatory.

### Study/Bedroom: 1.76m x 2.21m (5' 9" x 7' 3")

Radiator with double glazed window over.

### Dining Room: 2.64m x 3.42m (8' 8" x 11' 3")

Radiator and double glazed window.

### Kitchen: 3.64m x 2.42m (11' 11" x 7' 11")

The kitchen features an inset 1½ bowl single drainer stainless steel sink unit with a mixer tap. There is a range of base and drawer units, wall cupboards (one with a glazed front), a spice rack, and contrasting worktops. 'Zanussi' electric 4-ring cooker with an overhead extractor fan and light. Additional highlights include a double radiator, a double-glazed window, an eye-level shelf, and a corner shelved unit. Plumbing is available for a dishwasher, and there is also provision for a television. Ceiling spotlights add to the lighting, and an under-stair cupboard offers additional storage space.

### Utility Room: 1.71m x 2.42m (5' 7" x 7' 11")

The utility room is equipped with a wall-mounted 'Worcester' gas-fired boiler and an inset single drainer stainless steel sink unit with hot and cold taps. Below the sink, there is a base cupboard and plumbing for an automatic washing machine. Additional storage is provided by a matching shelved base unit and wall cupboard, radiator and extractor fan.. A low-maintenance door with a large obscure-glass double-glazed pane leads to the side path.

### Cloakroom:

The cloakroom is fitted with a low-level WC and a pedestal wash hand basin, tiled splashback, towel rail, radiator and extractor fan.

### Landing:

Built in airing cupboard with slatted shelving which houses the insulated hot water cylinder and immersion heater. Access to the loft.

### Bedroom One: 3.82m x 2.99m (12' 6" x 9' 10")

Radiator with double glazed window over built in double wardrobe housing an eye level shelf, television point.

### En-suite Shower Room:

Obscure glass double glazed window, radiator, tiled shower cubicle with 'Triton' mixer, pedestal hand wash basin, tiled splashback, low level w/c, extractor fan.

### Bedroom Two: 2.44m x 3.31m (8' 0" x 10' 10")

Radiator with double glazed window above, built in wardrobe housing eye level shelf, television point.

### En-suite Shower Room:

Obscure glass double glazed window, radiator, tiled shower cubicle with 'Triton' mixer, pedestal hand wash basin, tiled splashback, low level w/c, extractor fan.

### Bedroom Three: 3.64m x 2.42m (11' 11" x 7' 11")

Radiator and double glazed window.

### Bedroom Four: 2.64m x 2.58m (8' 8" x 8' 6")

Radiator with double glazed window over, built in wardrobe housing an eye level shelf, television point.

### Family Shower Room:

Obscure glass double glazed window, fully tiled walk in shower cubicle with 'Triton' mixer, pedestal hand wash basin, tiled splashback, low level w/c, radiator, extractor fan.

### Conservatory: 2.03m x 2.99m (6' 8" x 9' 10")

Double glazed doors, windows and tiled floor.

### Outside:

The shallow front garden features an L-shaped paved path leading to the entrance door and driveway, with the remainder of the area laid to gravel. A high-level canopy with an electric light and letterbox and a water tap is also included. The single-car driveway provides access to the double length garage.

The rear garden is brick paved, including a shrub border. Rear access to the double garage.

### Double Length Garage:

Constructed of brick and block with a pitched, tiled, and felted roof, the garage offers excellent overhead storage space. It features an electronically operated up-and-over door, electric light, and a fluorescent strip light. The garage is also equipped with power, a high-level ladder rack, a double wall cupboard, and a modern low-maintenance uPVC door with an obscure-glass pane leading to the rear garden.

### Services:

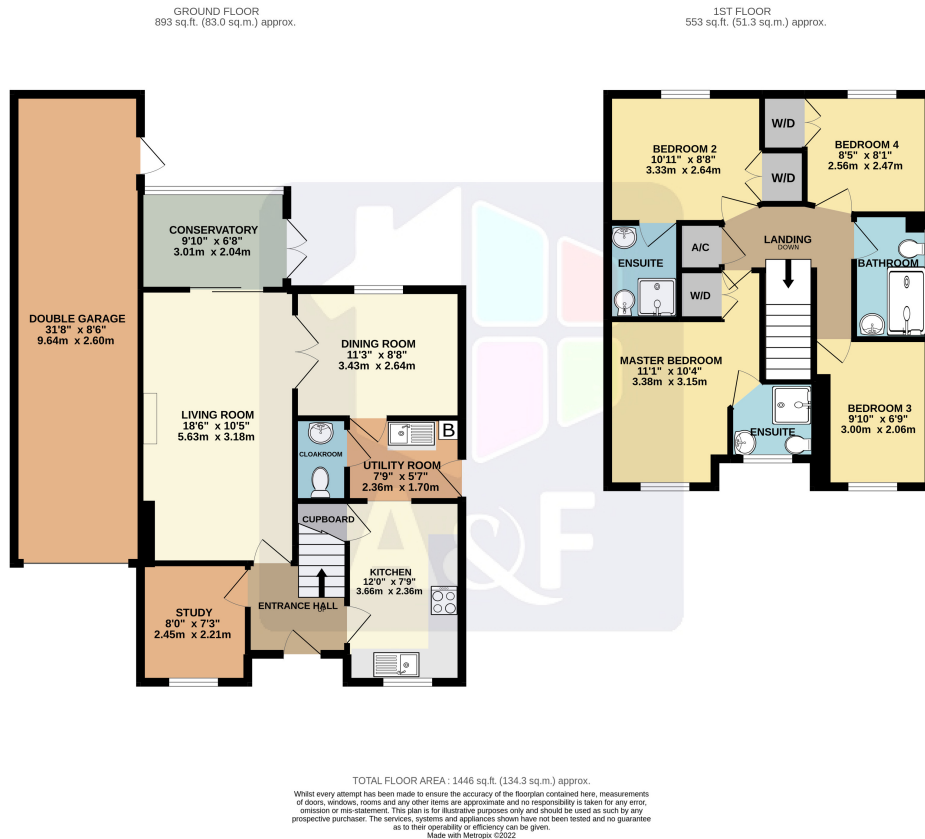
Mains Water, Gas, Electricity and Drainage are all connected.

### Tenure:

Freehold



# Floorplan



Material information					
Local Authority			Council Tax Band & Fee		
(Sedgemoor) Somerset			Band	E	
			Annual Price	£2,750.57	
Energy Performance Rating				83 B	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	Ask Agent	
Heating	Gas		Public rights of way	Ask Agent	
Water	Mains connected		Listed Property	No	
Sewage	Mains Connected		Restrictions	Ask Agent	
Broadband	Yes	Speed Capacity (info from Openreach)		Floor Area:	Plot Size:
Type:	FTTP	Basic	15 Mbps	1,140 ft <sup>2</sup> 106 m <sup>2</sup>	0.06 Acres
		Superfast	75 Mbps		
		Ultrafast	1000 Mbps		
Mobile Coverage (info from Signalchecker.com)	O2	●	●	Satellite / Fibre TV Availability	BT
	EE				
	Vodafone			●	Virgin
	Three				
Risks				Conservation Area	
Flooded in last 5 years	No – Annual Low Risk			No	
Flood defences	Seafront			Coalfield & Mining Area	
Source of flood	Surface Water Sea River Brue			No	Type : N/A
Planning Permission & Development Proposals					
Details: N/A					
Property Accessibility & Adaptations					
Details: N/A					
Building Safety					
Details: N/A					
N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.					