

Guide Price  
£459,950  
Freehold



43 Rectory Drive, Burnham-on-Sea, Somerset TA8 2DU  
4 Bedroom Detached House



Welcome to this remarkable four-bedroom detached home, a perfect blend of comfort and style, now available for sale.

Well-maintained and presented in great condition, this spacious property is ideal for families and couples alike, offering ample living space and a sought-after location. As you step inside, you'll be greeted by a bright and welcoming reception room, bathed in natural light. With its generous proportions, this space is perfect for entertaining guests or unwinding after a long day.

The well-appointed kitchen and dining area create a warm and inviting atmosphere, with modern appliances and stylish finishes. Overlooking the beautifully maintained rear garden, this space is perfect for family meals and gatherings. Upstairs, you'll find four generously sized bedrooms, each designed for comfort and relaxation. Whether used as sleeping quarters, home offices, or creative spaces, they offer great versatility. The home also features a contemporary bathroom with sleek fittings, ensuring a luxurious experience. Outside, the private rear garden provides a tranquil retreat, perfect for outdoor dining, gardening, or simply enjoying the fresh air.

The property also benefits from off-street parking and easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this exceptional home your own! Contact us today to arrange a viewing.

EPC: C70 (22/02/23) Council Tax Band: E £2994.58 for 2025/26



- Sought after location
- Parking for several cars
- Garage
- Large rear garden with extension potential
- Light and spacious lounge
- Kitchen and Dining Area
- Utility Room







**Situation:**

Located in the very popular Westfield Area of the town and being located approximately two thirds of a mile from the town centre and sea front. Burnham-on-Sea town centre provides various shopping and supermarket facilities together with other amenities including churches, schools, library, cinema, hotels, restaurants, doctors surgery and a hospital. There are various sports clubs in the surrounding area providing golf, tennis, rugby, crochet, hockey and bowls. Access to the M5 motorway J22 at Edithmead and the main line railway station at Highbridge.

**Accommodation:**

**Entrance Porch:**

Double glazed entrance door and double glazed side panel having obscure glass.

**Entrance Hall:**

Double glazed entrance door having a double glazed side panel. Tiled floor, radiator, understairs storage and a double glazed door to the rear garden.

**Lounge: 6.20m x 3.79m (20' 4" x 12' 5")**

Large double glazed window, coved ceiling and two radiators.

**Dining Kitchen: 6.19m x 2.99m (20' 4" x 9' 10")**

Comprehensive range of wall, base and drawer units, peninsula bar, fitted 'Candy' gas four ring hob with 'Candy' cooker hood over, fitted 'Hotpoint' over, plumbing for a dishwasher, two double glazed windows, radiator, coved ceiling and tiled floor.

**Study/Bedroom Five: 3.53m x 2.47m (11' 7" x 8' 1")**

Double glazed window, radiator and a built in cupboard.

**Utility Room:**

Plumbing for an automatic washing machine, double glazed window and tiled floor.

**Cloakroom:**

Low level w/c, hand wash basin, radiator, part tiled walls, tiled floor and double glazed window.

**Landing:**

Double glazed window, radiator, double cupboard housing the Baxi gas fired boiler and access to the insulated loft space.

**Bedroom One: 3.84m x 3.76m (12' 7" x 12' 4")**

Two double glazed windows, radiator and wardrobe recess.

**Bedroom Two: 3.66m x 3.58m (12' 0" x 11' 9")**

Dual aspect double glazed windows, radiator and wardrobe recess.

**Bedroom Three: 3.45m x 3.05m (11' 4" x 10' 0") (MAXIMUM)**

Double glazed window and radiator.

**Bedroom Four: 2.79m x 2.31m (9' 2" x 7' 7")**

Double glazed window, radiator and built in double wardrobe.

**Shower Room:**

Large modern shower cubicle, hand wash basin, low level w/c, heated towel rail and three double glazed windows.

**Outside:**

Attractive concrete print parking area to the front of the property providing space for several vehicles and giving access to the side driveway to the rear of the property. The front garden is laid to lawn with a flower and shrub border. The good sized rear garden is laid to lawn with a concrete patio area. Area of decking which is covered. Garden shed and outside water tap.

**Services:**

Mains electricity, gas, water and drainage are connected.

**Tenure:**

Freehold

Vacant possession on completion.



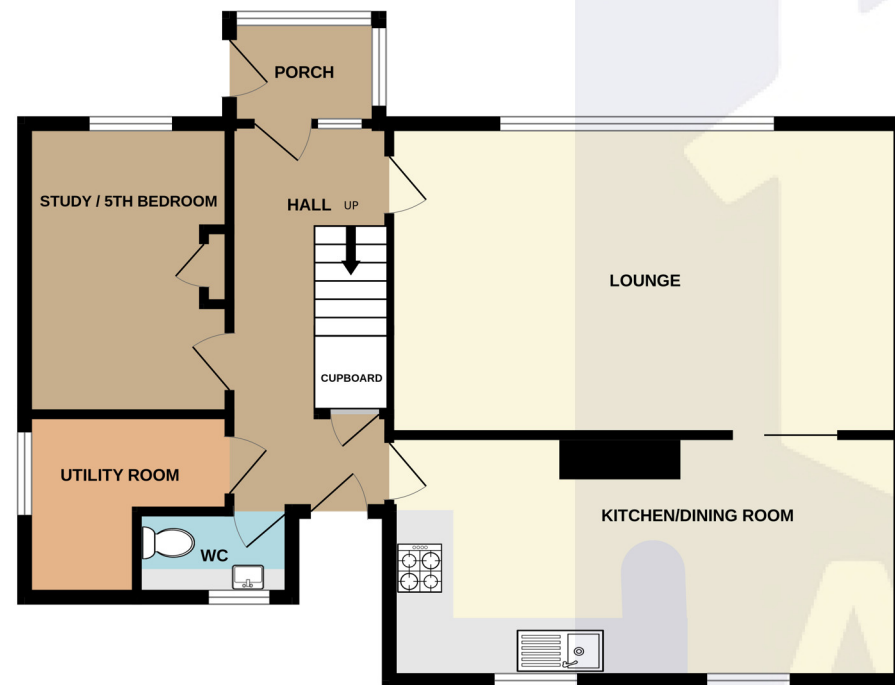




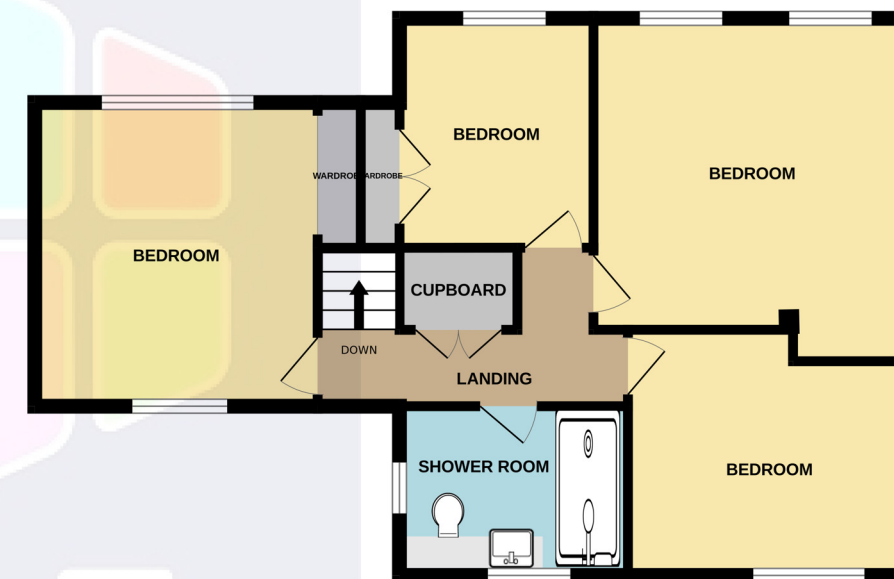




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Tax Band: E £2,994.58 2025/26
EPC Rating & Date Carried Out
C70 – February 2025
Building Safety
N/A
Mobile Signal
Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone).
Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.
https://www.nperf.com/en/map/GB/4-4-signal?ll=50.84g=0&zoom=3
Mast Data Mobile Mast Summary
Shows mast locations and coverage details for each mobile provider across the UK.
https://mastedata.com/coverage
Construction Type
Built in the 1970s to a high NHBC standard, by Stanley Stone Ltd, a local reputable building company. The upper elevations are constructed of brick and block cavity walls with part hanging tiles to the gable end. The roof is tiled, felted and insulated.
Existing Planning Permission
None 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

