

£195,000  
Freehold





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



### Features

- Shower Room
- Open-Plan Lounge, Diner with Kitchen Area
- Ideal for couples, sharers, students
- Close to town centre and amenities
- Open-plan reception room for entertainment
- Excellent choice for investment or home
- Convenient location with strong local community
- EPC rating of E, council tax band A
- Two bedrooms
- Double glazing

## Summary of Property

Presenting a semi-detached property, currently listed for sale. This neutrally decorated property is ideally suited to couples, sharers, students, first-time buyers and investors. It showcases a range of appealing attributes and is situated in a location with a strong local community, close to the town centre, public transport links, local amenities and nearby schools.

The property comprises of a single, open-plan reception room, offering ample space for both relaxation and entertainment. The kitchen, fitted with a selection of wall, base units and drawers, is fully equipped with a semi-integrated washing machine and fridge/freezer, and a 1 1/2 sink and drainer, providing all the essentials for modern living.

The property boasts two bedrooms, one of which is a spacious double room complete with a storage cupboard. The other room offers excellent potential to be tailored to the new owner's needs. Completing the accommodation is a bathroom featuring a walk-in shower, WC and a wash hand basin.

Externally, the unique feature of this property is the provision of parking, offering convenience for residents. With an EPC rating of E and council tax band A, this property is an excellent choice for those seeking a comfortable and conveniently located home.

In summary, this property promises a blend of comfort, convenience and potential. Whether you are searching for an investment opportunity or a home to make your own, this property is certainly worth your consideration.

EPC: E

Council Tax Band: A - Yearly cost of £1,500.31 - 2024/25

# Room Descriptions

## ACCOMMODATION

### OPEN-PLAN LOUNGE DINER WITH KITCHEN AREA: 8.37m x 3.60m / 27' 4 x 11' 8 (overall)

LOUNGE & DINING AREA: Double glazed entrance door, radiator and double glazed window.

KITCHEN AREA: Range of modern base, wall and drawer units with roll top working surfaces, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Fitted Belling electric ceramic oven hob with overhead cooker hood and fitted NEUE oven. Part-tiled walls, double glazed window, five spot lights and radiator.

## LANDING

### BEDROOM: 3.74m x 2.51m / 12' 2 x 8' 2

Double glazed window and radiator. Cupboard housing the EHS gas-fired boiler providing domestic hot water and central heating.

The EHS electric combi boilers will supply all of your hot water and heating needs, just like a gas boiler, but without the installation expense or the need to change your radiators.

Our electric combination boiler is the ideal solution for instant heating and hot water supply requirements in small flats or small homes with one bathroom, where the homeowner requires a cheaper alternative to LPG and oil or the design of the property precludes the use of a gas boiler due to the positioning of a flue. Outputs from 8kw to 24kw ensure most applications are covered.

The boiler internal plumbing is configured to an 'S' Plan design and includes a pump and 5-litre pre-plumbed Expansion Vessel for the heating circuit.

Unlike an air source heat pump, the heat from our electric combi boilers is instant, which allows the homeowner to turn the heating, and hot water on and off as requirement dictates. There is no need to change your radiators, and you can have heating and hot water even in the coldest of winters. Electric boilers are also extremely quiet (typically 30db), as the pump is the only moving part.

### BEDROOM: 3.58m x 2.24m / 11' 7 x 7' 3

Radiator, double glazed window and access to the loft space.

## SHOWER ROOM:

Large shower cubicle with a 'Triton' unit. Wash hand basin with cupboard under and low-level WC. Laminate flooring, heated towel rail and double glazed window.

## OUTSIDE:

Car Parking Space

## LOCATION

Burnham-on-Sea offers a classic British seaside experience with its sandy beach, historic pier, traditional attractions, and picturesque promenade. Whether you're looking for a relaxing day by the sea or an active adventure with water sports, this town has something for everyone. Its charming Victorian architecture and vibrant events make it a delightful destination for visitors exploring the Somerset coast.



# Floorplan

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

## Material Information

### Utilities Services:

Mains Water, Electricity & Drainage are Connected

### Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

### Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Planning Applications:

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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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