

Oxford Street, Burnham-on-Sea, Somerset. TA8 1EW

£215,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents (BoS) are pleased to offer this charming cottage-style terraced residence located just a short stroll from Burnham-on-Sea town centre and the picturesque seafront.

The setting combines convenience with character, making it particularly appealing to those seeking a well-situated home close to local amenities and leisure opportunities.

The accommodation is thoughtfully arranged and briefly comprises: an inviting entrance porch leading into a spacious lounge/dining area, which features an attractive beamed ceiling that enhances the property's traditional character. A further sitting room, also benefiting from exposed beams, enjoys a pleasant outlook over the rear garden, creating a comfortable and versatile living space. The well-appointed kitchen is fitted with a range of units and provides ample workspace, catering to modern requirements while complementing the home's style.

To the first floor, there are three generously proportioned double bedrooms, each offering ample space for furnishings, together with a sizeable family bathroom. The bathroom has the distinct advantage of accommodating both a full-size bath and a separate shower enclosure, providing flexibility and comfort for family living.

Additional benefits include gas-fired central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the property boasts an enclosed rear area offering valuable off-street parking, together with a low-maintenance garden, ideal for those seeking a manageable outdoor space.

Given the property's town centre location and well-balanced accommodation, an early viewing is strongly advised and can be arranged through the vendors' appointed selling agents.

## FEATURES

- Characterful Town Centre Cottage
- Three Bedrooms
- Two Reception Rooms
- Spacious & Flexible Accommodation
- Luxury Bathroom
- Rear Garden & Parking
- Viewing Recommended
- EPC - C



## ROOM DESCRIPTIONS

### Ground Floor

Vestibule - Wooden front door with further inner door to Lounge/Diner. Space for coat storage.

#### Lounge/Diner

Feature beamed ceiling, useful under-stair storage cupboard and stairs rising to the first floor. Two double glazed windows to the front aspect.

#### Rear Reception Room

Double glazed bay window to the rear, beamed ceiling. Door to:

#### Kitchen

Fitted with an attractive range of wall and floor units with one and a half bowl ceramic sink unit, space for fridge/freezer, plumbing for automatic washing machine, space for tumble dryer, space for range style cooker with extractor hood. Part glazed stable style door to the rear garden and double glazed window.

### First Floor

Landing - Doors to all rooms.

#### Bedroom 1

Double glazed window to the rear.

#### Bedroom 2

Built in double wardrobe and double glazed window to the front.

#### Bedroom 3

Access to roof space and double glazed window to the front.

### Bathroom

Large Family Bathroom with panelled bath with side taps and shower attachment, separate shower cubicle with rainhead and hand held shower, pedestal wash hand basin and close coupled w.c. Skylight and double glazed obscured window to the rear.

### Outside

Good size courtyard style garden with patio area to immediate rear of the property with picket fence.

Block paved area beyond suitable for parking and lawned area to side.

To the rear of the property is accessed via a service lane with double gates opening to an off street parking space.

### Agent Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property







FLOORPLAN & EPC

